HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2015

Highlights

- Total housing starts in the Vancouver CMA moved back towards the 20-year average in August;
- Housing starts in Abbotsford-Mission were trending lower in August compared to July, although year-to-date starts are still above last year's total. Inventory of completed homes has fallen alongside generally strong markets.

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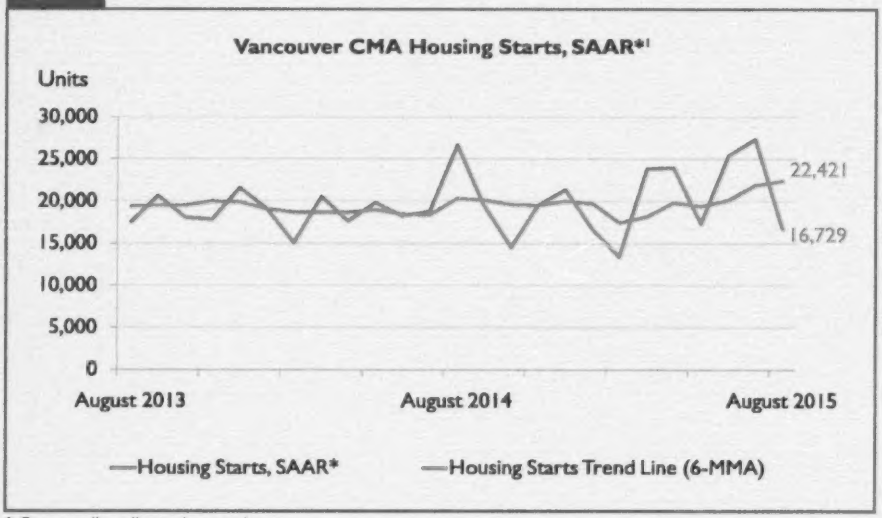

* Seasonally adjusted annual rate
Source: CMHC

[1] All starts figures in this release, other than actual starts and the trend estimate, are seasonally adjusted annual rates (SAAR) — that is, monthly figures adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Housing Market Overview

Housing starts in the Vancouver Census Metropolitan Area (CMA) trended at 22,421 units in August compared to 21,860 units in July. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)[1] of housing starts. After a couple months of high construction activity, actual housing starts for August moved back closer to its 20-year average for the month of August.[2] Actual housing starts in August was 1,462, lower than the 2,291 recorded during the same month last year.

Total year-to-date housing starts in the CMA is above last year's totals of the same time period at 13,717 compared to 13,004. A pick-up in demand has led to an increase of 10 per cent in single-detached housing starts over last year. Part of the increase can be attributed to laneway homes in the City of Vancouver, a popular type of housing for its flexibility as a mortgage helper or providing space for additional family members.[3] Conversely, total row (townhomes) have recorded a decline in year-over-year starts. Rising land costs have deterred townhome development in centres closer to the Vancouver downtown core, such as Burnaby and North Vancouver District, while centres away from the downtown core have seen totals that have been close or surpassed the previous year.

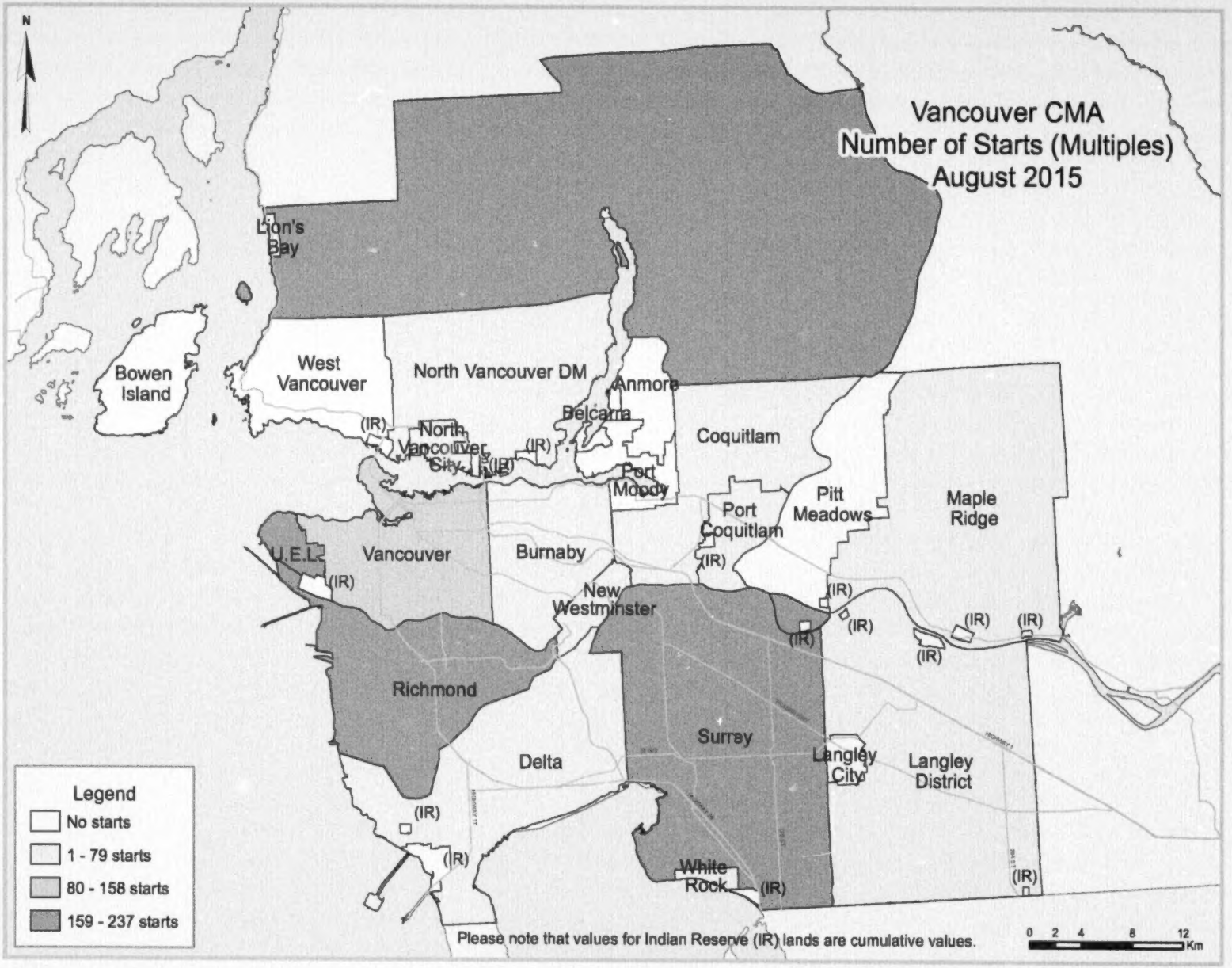
With a pick-up in starts during the latter half of 2014, completions in 2015 have outpaced 2014 year-to-date totals. Developers have been quick to complete single-detached homes as the percentage of units that have been absorbed at completion has increased from 55 per cent last year to 65 per cent. For apartment condominiums, absorbed at completions, which is one indicator of pre-sale activity, has also increased from 74 per cent to 83 per cent in the same time period.

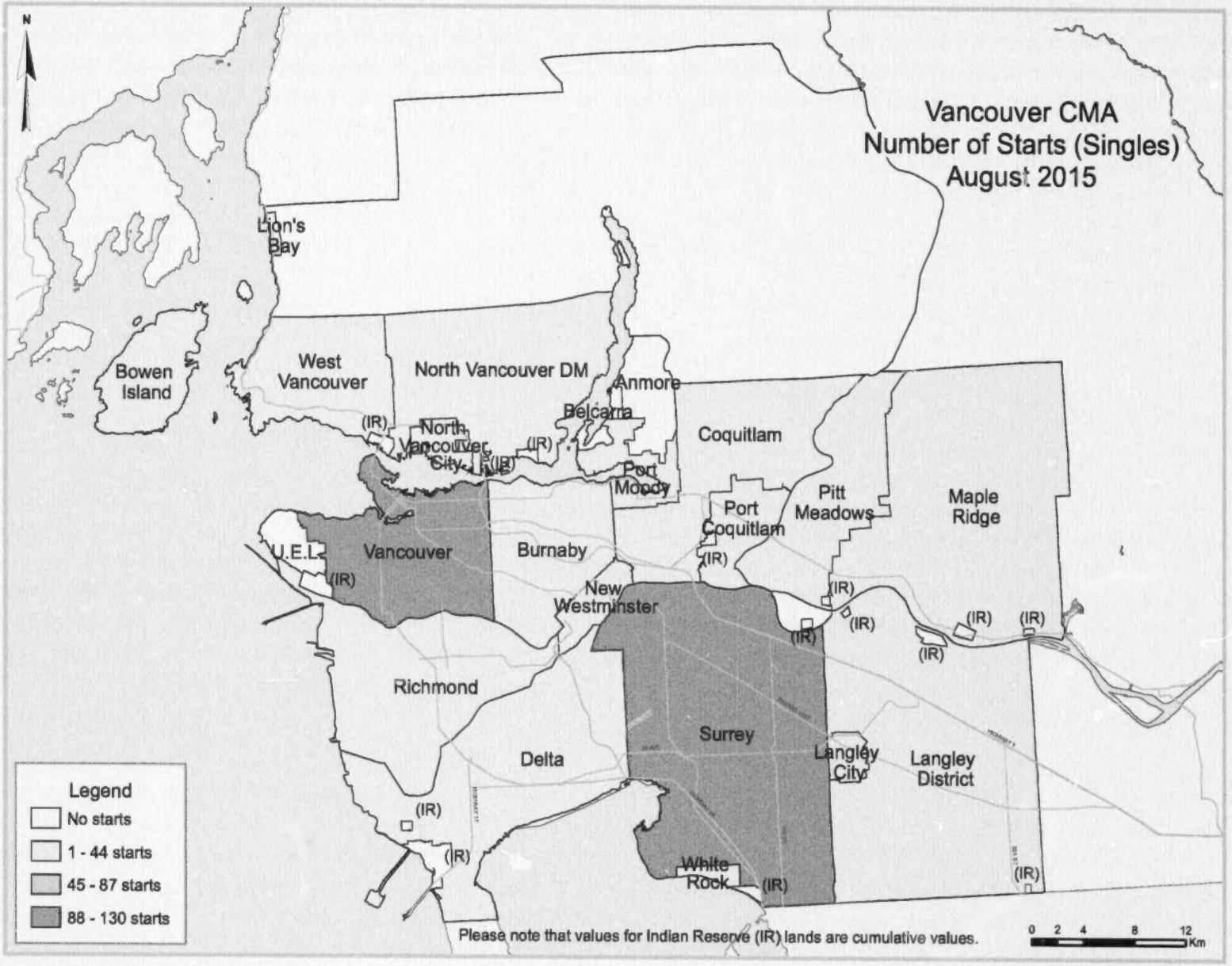
The number of new units for immediate move-in (completed and unabsorbed) moved lower in August at 2,279, compared to 2,355 in July. August figures were also one-third below August 2014 totals. All dwelling types recorded lower figures from the previous month, indicating that demand for new homes is still strong. The life of inventory, which is how long it takes completed units to be absorbed, was 5.3 months, a decline from 7.9 months calculated in August 2014.

Housing starts in the Abbotsford-Mission CMA were trending at 578 units (6-month average SAAR) in August, compared to 655 units in July. Year-to-date housing starts are up 18% over last year's totals at 424 homes. Abbotsford City has accounted for the increase in total housing starts, while the District of Mission has recorded a decline of 15 per cent during the same time period. Part of the increase in Abbotsford housing starts can be related to the decline in the number of completed and unabsorbed ground-oriented style homes in the region. The number of these homes for immediate move-in is 26 per cent lower compared to the number recorded in August 2014.

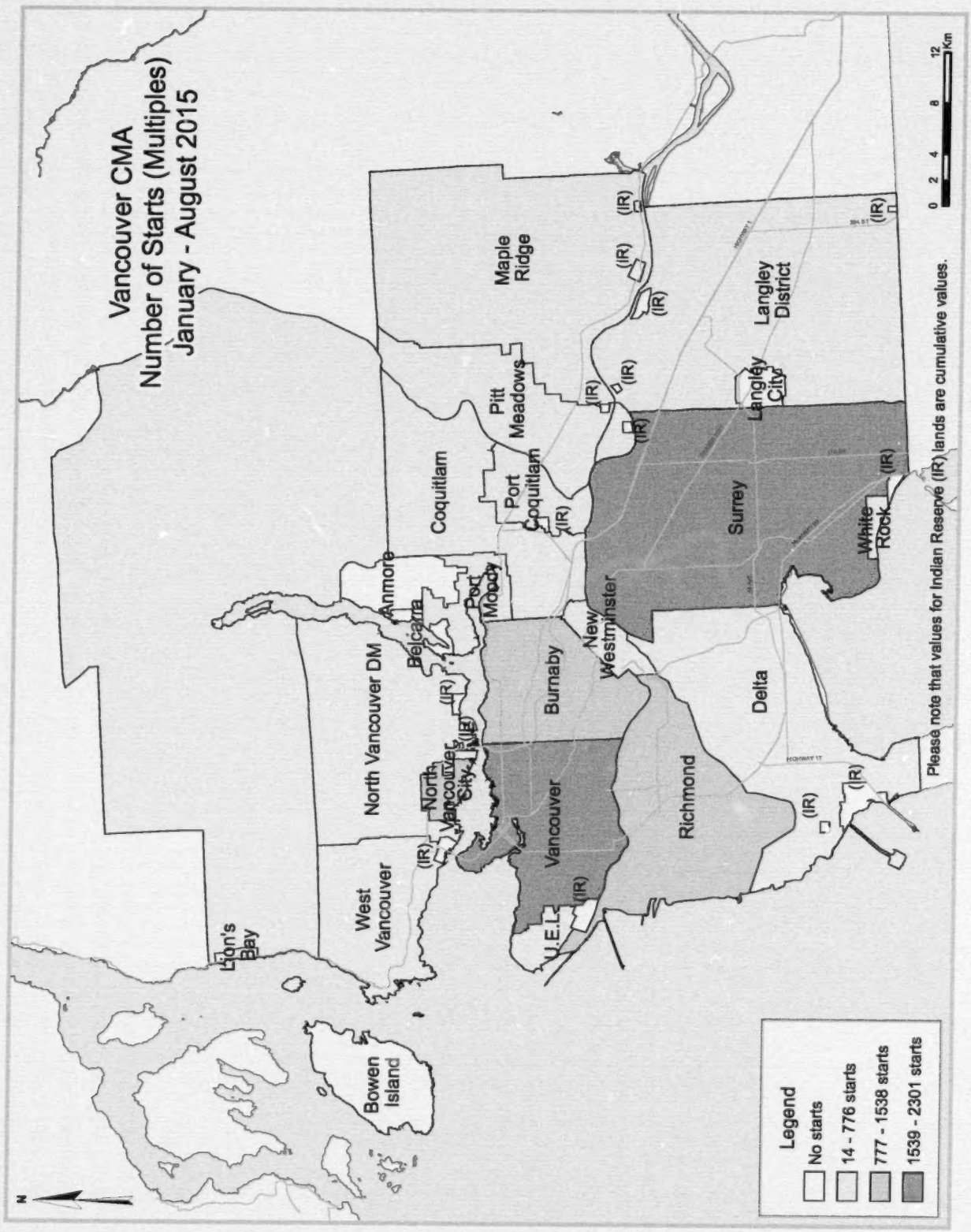
[2] The 20-year average for the month of August is 1,466 housing starts.

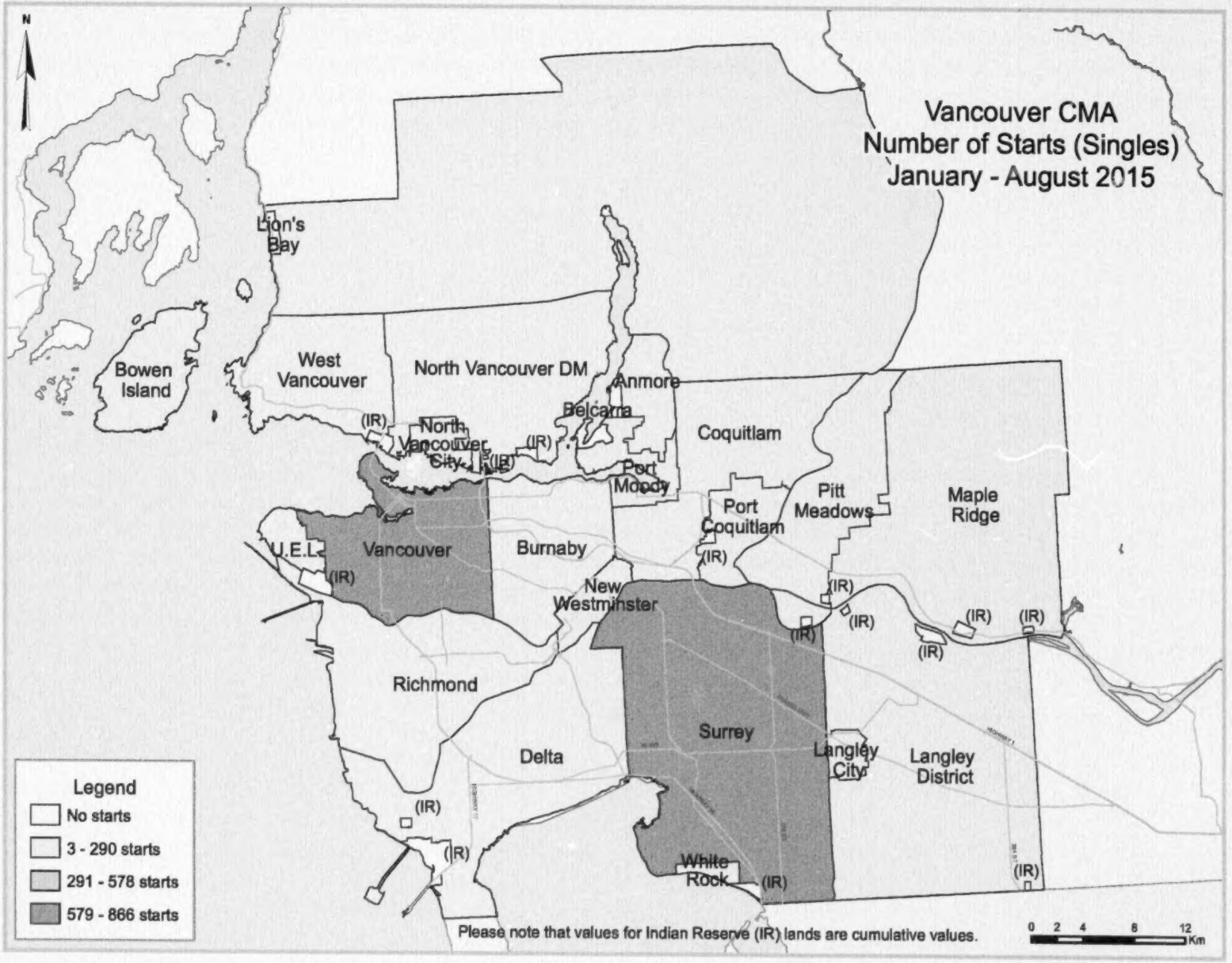
[3] CMHC'S Starts and Completions Survey records laneway homes as a rental, single-detached structures.

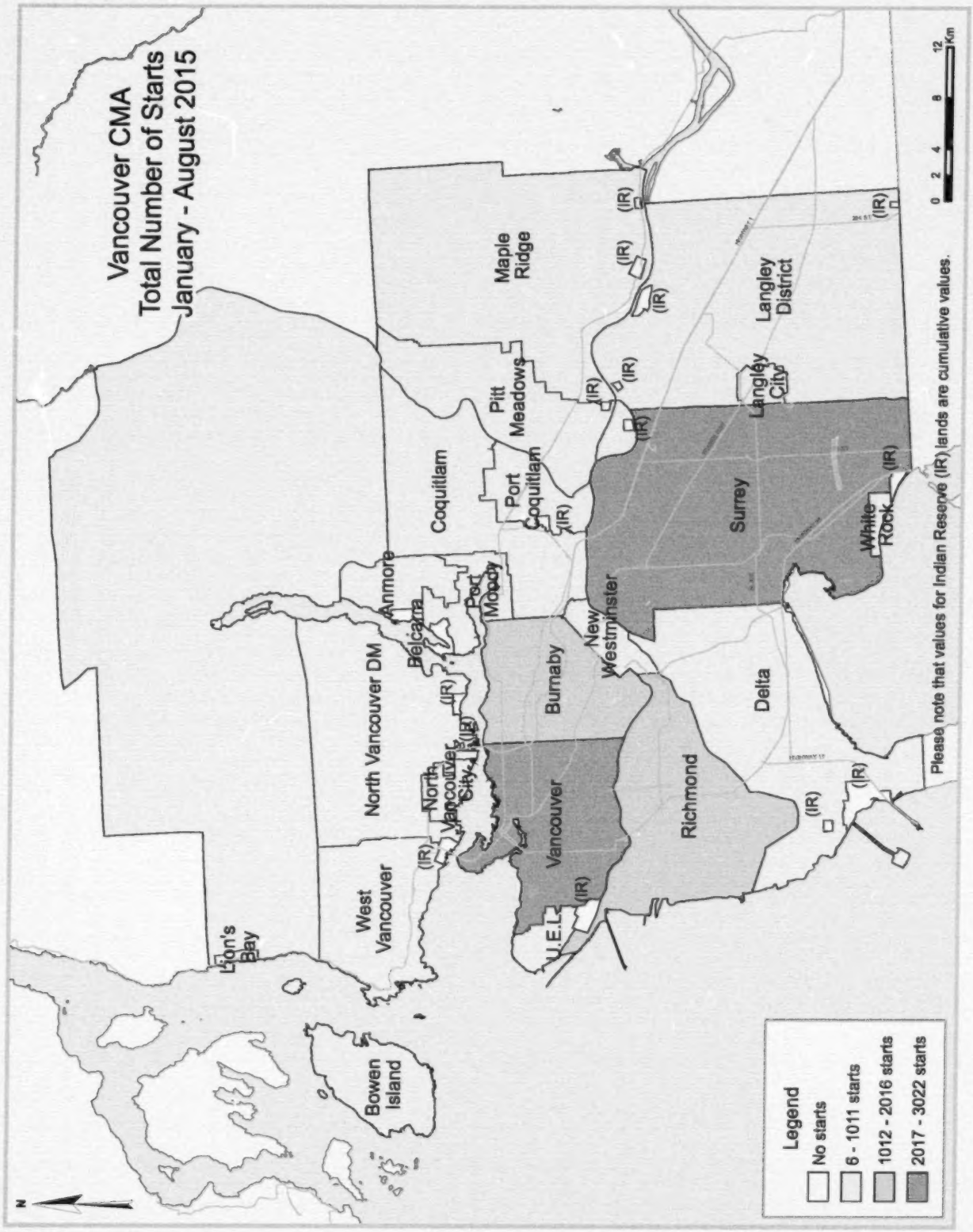

Vancouver CMA
Number of Starts (Multiples)
August 2015
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 79 starts
80 - 158 starts
159 - 237 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

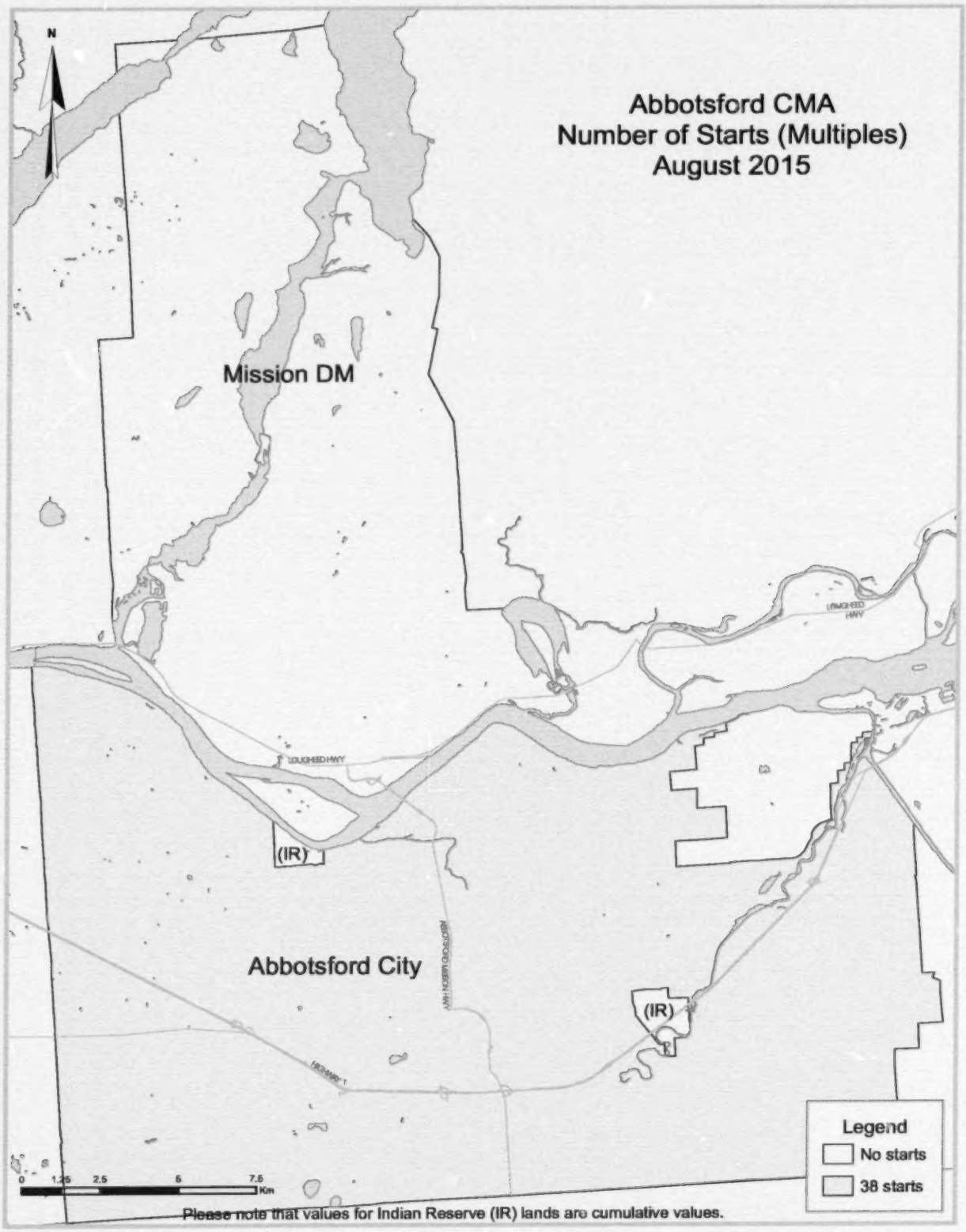

Vancouver CMA
Number of Starts (Singles)
August 2015
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 44 starts
45 - 87 starts
88 - 130 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

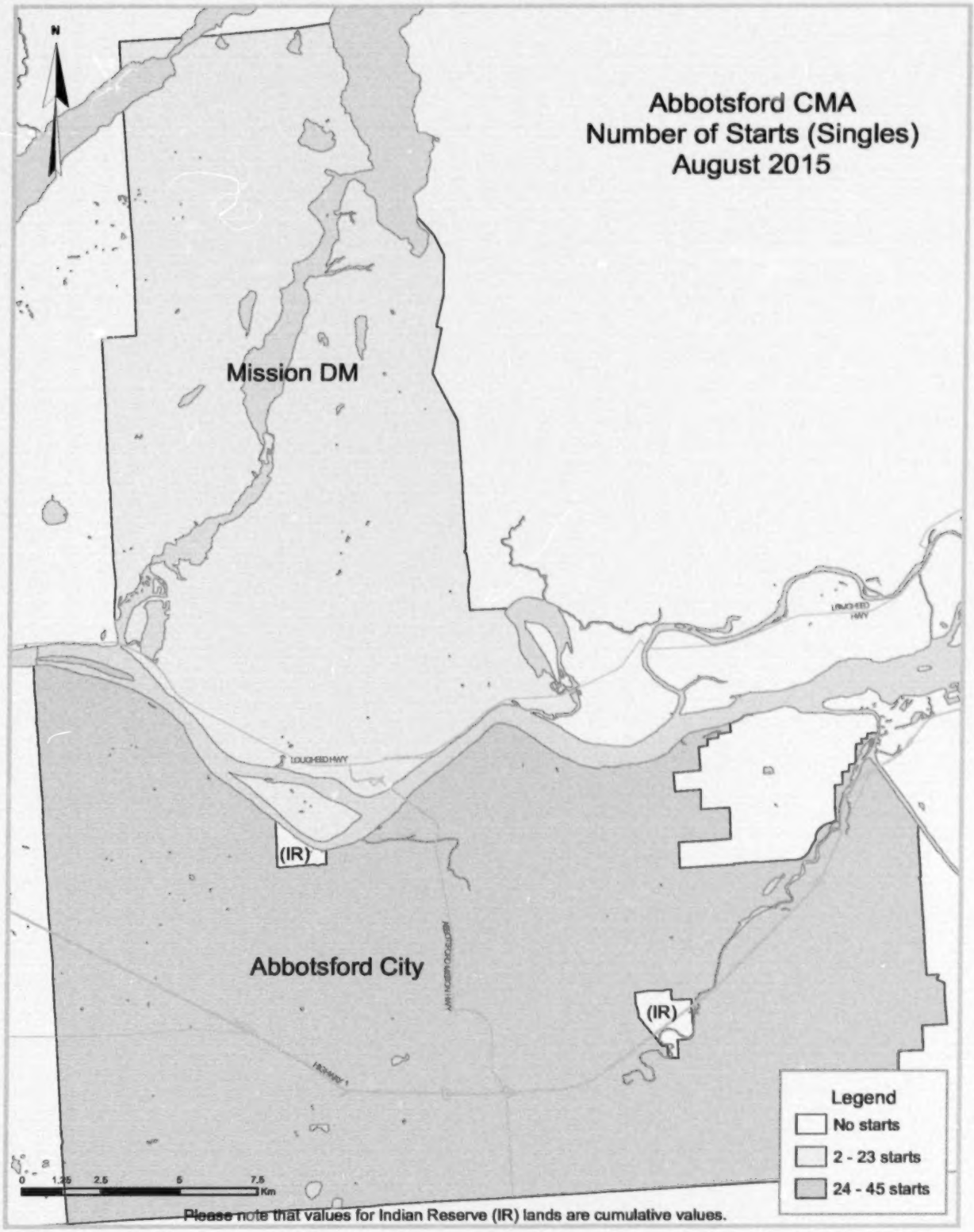
Vancouver CMA
Total Number of Starts
August 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 102 starts
103 - 204 starts
205 - 306 starts

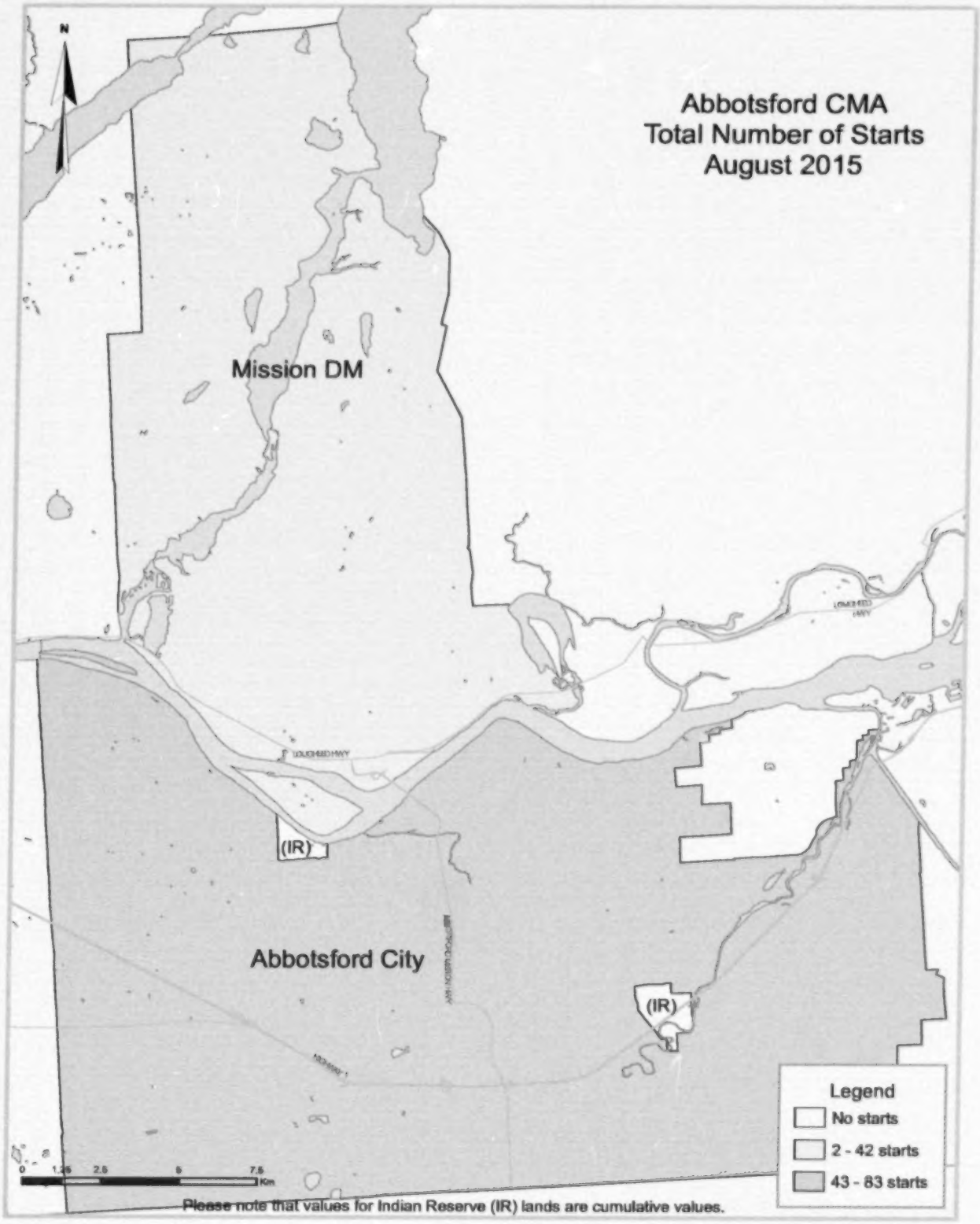

Vancouver CMA
Number of Starts (Multiples)
January - August 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
14 - 776 starts
777 - 1538 starts
1539 - 2301 starts

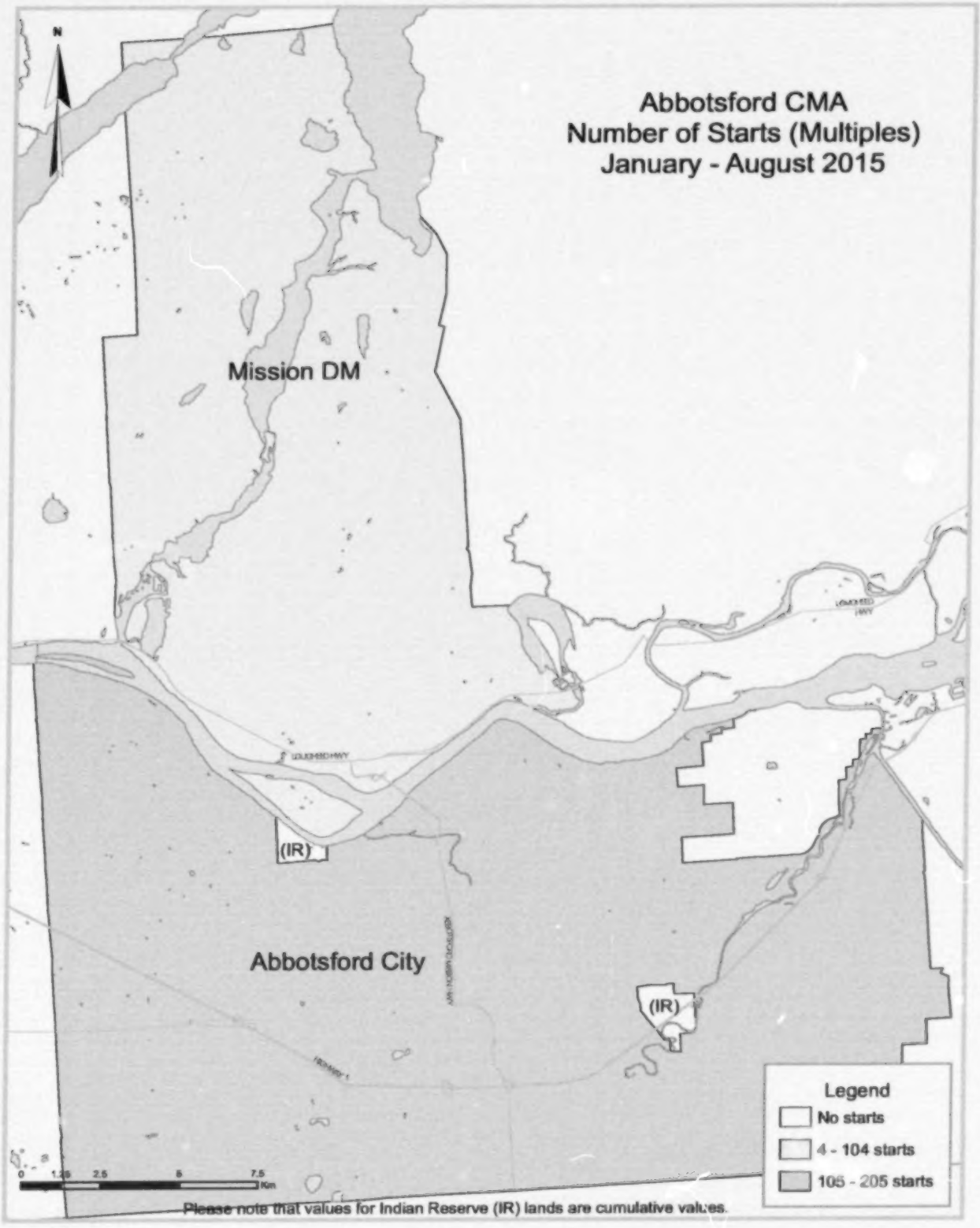

Vancouver CMA
Number of Starts (Singles)
January - August 2015
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
3 - 290 starts
291 - 578 starts
579 - 866 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

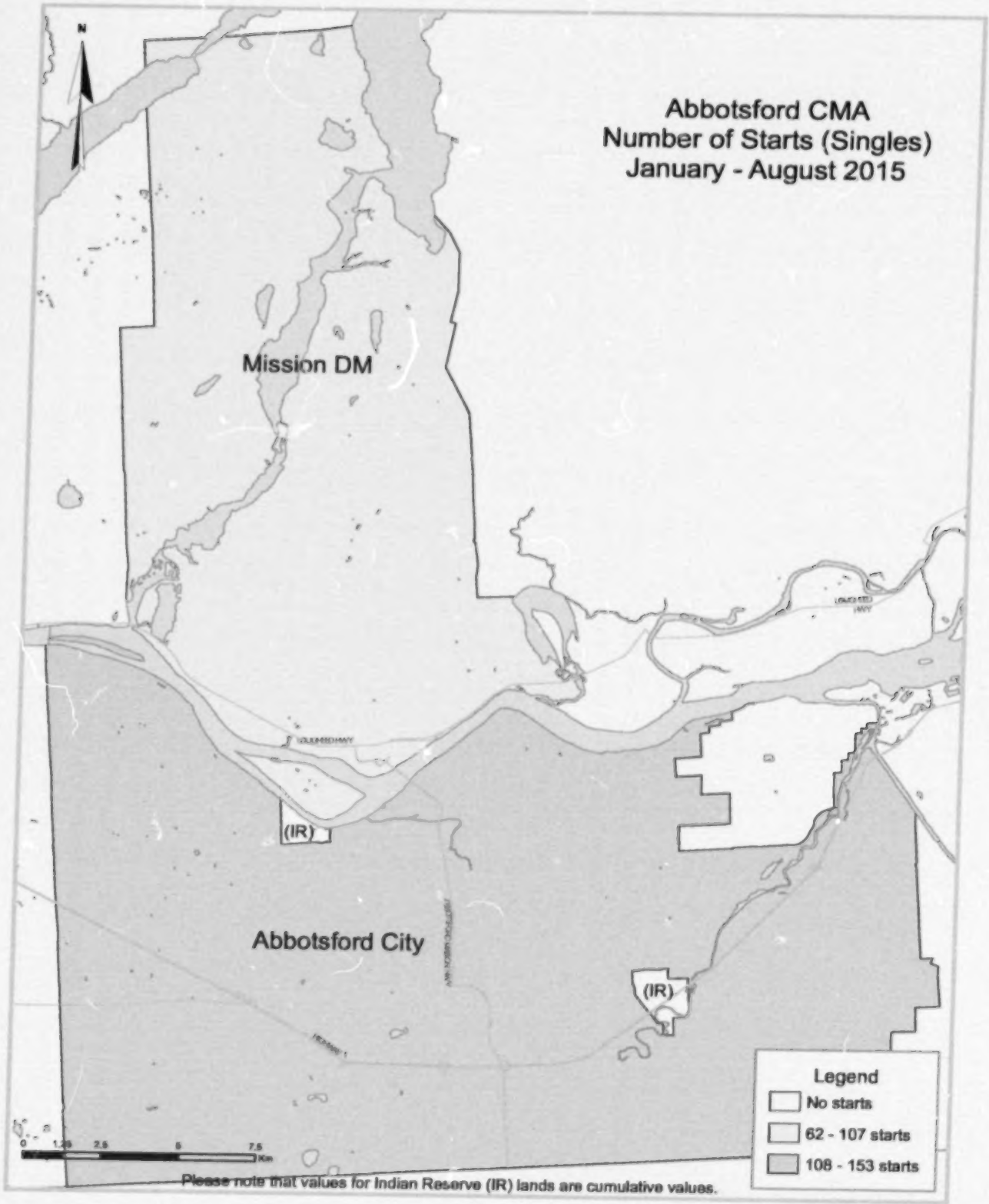

Vancouver CMA
Total Number of Starts
January - August 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
6 - 1011 starts
1012 - 2016 starts
2017 - 3022 starts
N
0 2 4 8 12 Km

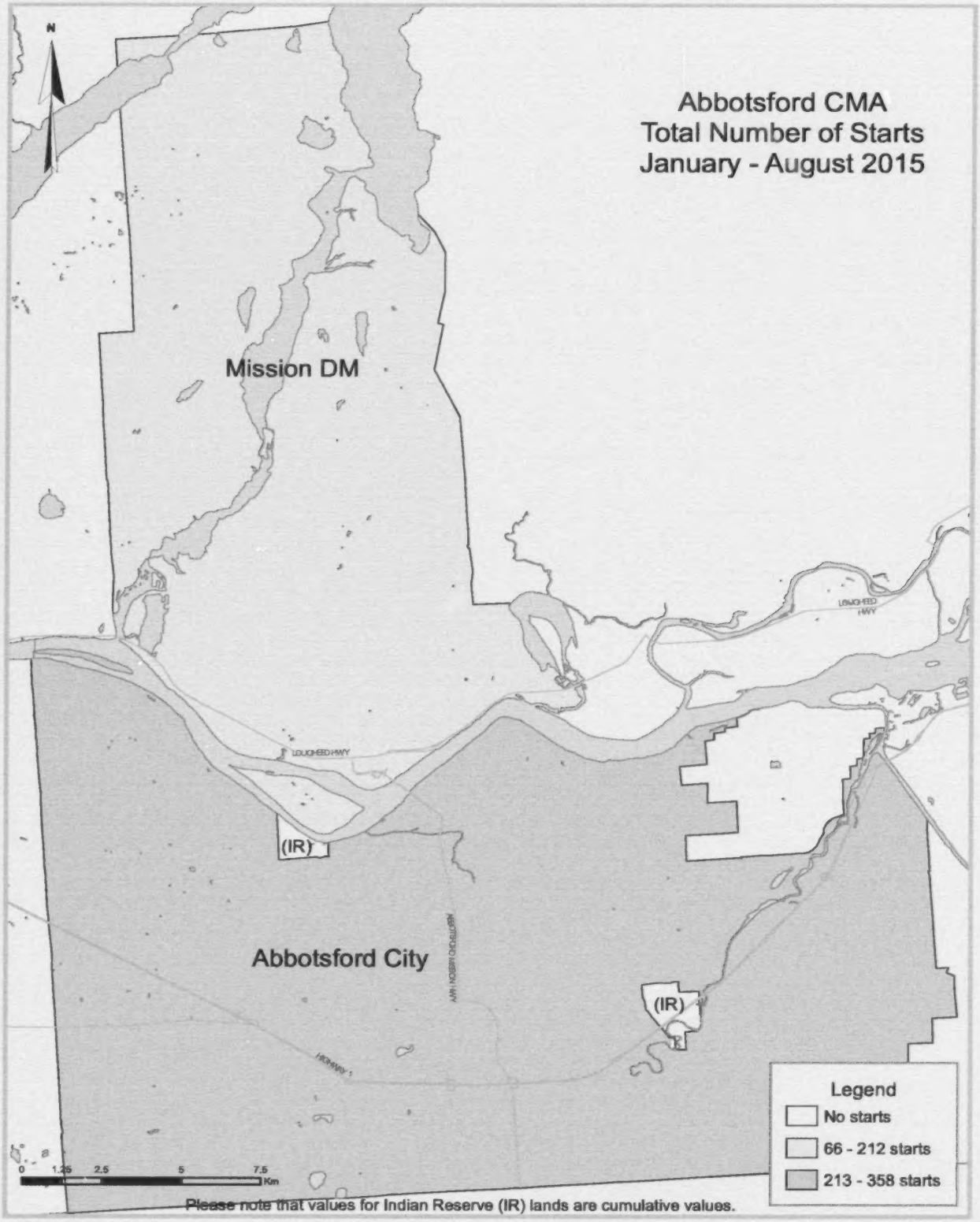

N
Abbotsford CMA
Number of Starts (Multiples)
August 2015
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
38 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
August 2015
N
Mission DM
LOUGHEED HWY
(IR)
Abbotsford City
(IR)
Legend
No starts
2 - 23 starts
24 - 45 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
August 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
2 - 42 starts
43 - 83 starts
0
1.25
2.5
5
7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Multiples)
January - August 2015
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
4 - 104 starts
105 - 205 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
January - August 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
62 - 107 starts
108 - 153 starts
0
1.25
2.5
5
7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.



Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) August 2015		
Vancouver CMA[1]	July 2015	August 2015
Trend[2]	21,860	22,421
SAAR	27,317	16,729
	August 2014	August 2015
Actual		
August - Single-Detached	419	441
August - Multiples	1,872	1,021
August - Total	2,291	1,462
January to August - Single-Detached	2,836	3,126
January to August - Multiples	10,168	10,591
January to August - Total	13,004	13,717

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2015	392	18	61	4	276	480	45	186	1,462
August 2014	381	36	4	2	264	1,156	36	412	2,291
% Change	2.9	-50.0	**	100.0	4.5	-58.5	25.0	-54.9	-36.2
Year-to-date 2015	2,765	218	69	38	1,731	6,629	323	1,944	13,717
Year-to-date 2014	2,530	218	106	14	1,901	5,896	292	2,017	13,004
% Change	9.3	0.0	-34.9	171.4	-8.9	12.4	10.6	-3.6	5.5
UNDER CONSTRUCTION									
August 2015	3,902	280	69	43	2,232	16,606	375	3,320	26,827
August 2014	3,487	286	9	19	2,381	15,164	326	3,375	25,077
% Change	11.9	-2.1	**	126.3	-6.3	9.5	15.0	-1.6	7.0
COMPLETIONS									
August 2015	342	32	0	2	227	705	37	336	1,681
August 2014	334	42	0	1	229	444	44	172	1,266
% Change	2.4	-23.8	n/a	100.0	-0.9	58.8	-15.9	95.3	32.8
Year-to-date 2015	2,464	220	0	12	1,757	4,875	277	1,992	11,597
Year-to-date 2014	2,377	306	30	6	1,612	5,060	297	1,443	11,131
% Change	3.7	-28.1	-100.0	100.0	9.0	-3.7	-6.7	38.0	4.2
COMPLETED & NOT ABSORBED									
August 2015	745	71	0	6	372	1,078	n/a	n/a	2,272
August 2014	1,078	98	10	4	602	1,543	n/a	n/a	3,335
% Change	-30.9	-27.6	-100.0	50.0	-38.2	-30.1	n/a	n/a	-31.9
ABSORBED									
August 2015	365	34	0	5	233	798	n/a	n/a	1,435
August 2014	319	26	3	1	216	447	n/a	n/a	1,012
% Change	14.4	30.8	-100.0	**	7.9	78.5	n/a	n/a	41.8
Year-to-date 2015	2,734	252	0	19	1,964	5,315	n/a	n/a	10,284
Year-to-date 2014	2,633	318	44	10	1,664	5,509	n/a	n/a	10,178
% Change	3.8	-20.8	-100.0	90.0	18.0	-3.5	n/a	n/a	1.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
August 2015	35	10	0	0	4	33	0	30	112
August 2014	35	22	0	0	26	303	0	27	413
Delta									
August 2015	13	0	0	0	0	0	0	8	21
August 2014	8	0	0	0	23	0	0	4	35
Langley									
August 2015	19	0	0	2	54	0	1	11	87
August 2014	36	0	4	0	88	0	1	18	147
Maple Ridge / Pitt Meadows									
August 2015	30	0	0	0	19	0	0	1	50
August 2014	13	0	0	0	0	63	0	0	76
New Westminster									
August 2015	8	2	0	0	10	48	0	6	74
August 2014	8	0	0	0	0	0	0	0	8
North Vancouver									
August 2015	15	0	0	0	0	0	0	11	26
August 2014	18	2	0	0	0	0	0	91	111
Richmond									
August 2015	42	0	0	0	25	204	0	8	279
August 2014	36	0	0	0	20	445	0	155	656
Surrey									
August 2015	111	0	0	2	140	0	0	53	306
August 2014	96	0	0	0	65	69	3	48	281
Tri-Cities									
August 2015	19	0	0	0	6	34	0	13	72
August 2014	32	2	0	2	42	24	0	21	123
University Endowment Lands									
August 2015	0	0	0	0	0	161	0	0	161
August 2014	0	0	0	0	0	105	0	0	105
Vancouver City									
August 2015	86	6	57	0	18	0	44	40	251
August 2014	75	10	0	0	0	147	32	37	301
West Vancouver									
August 2015	7	0	0	0	0	0	0	0	7
August 2014	11	0	0	0	0	0	0	0	11
White Rock									
August 2015	5	0	4	0	0	0	0	5	14
August 2014	13	0	0	0	0	0	0	11	24
First Nations									
August 2015	0	0	0	0	0	0	0	0	0
August 2014	0	0	0	0	0	0	0	0	0
Vancouver CMA									
August 2015	392	18	61	4	276	480	45	186	1,462
August 2014	381	36	4	2	264	1,156	36	412	2,291

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
August 2015	334	76	0	0	51	2,498	0	229	3,188
August 2014	281	80	0	0	212	2,984	0	91	3,648
Delta									
August 2015	116	0	0	0	35	435	2	132	720
August 2014	100	2	0	0	84	0	0	59	245
Langley									
August 2015	164	6	5	13	307	421	1	170	1,087
August 2014	181	12	8	6	347	176	1	126	857
Maple Ridge / Pitt Meadows									
August 2015	283	16	0	0	243	152	3	1	698
August 2014	146	8	0	0	146	482	2	0	784
New Westminster									
August 2015	52	4	0	0	32	941	0	13	1,042
August 2014	58	6	0	0	111	537	0	0	712
North Vancouver									
August 2015	173	8	0	0	151	700	7	428	1,467
August 2014	194	12	0	0	66	627	2	349	1,250
Richmond									
August 2015	418	4	0	9	265	2,980	8	92	3,776
August 2014	332	12	0	0	201	2,156	6	373	3,080
Surrey									
August 2015	833	6	0	16	762	1,625	18	423	3,683
August 2014	725	6	0	8	824	876	44	293	2,776
Tri-Cities									
August 2015	242	6	3	1	270	1,282	4	159	1,967
August 2014	266	8	0	5	258	1,735	2	162	2,436
University Endowment Lands									
August 2015	16	0	0	0	11	501	0	0	528
August 2014	16	0	0	0	0	105	0	94	215
Vancouver City									
August 2015	947	150	57	2	82	5,048	331	1,621	8,238
August 2014	819	138	1	0	100	5,278	263	1,768	8,367
West Vancouver									
August 2015	201	0	0	2	23	20	0	1	247
August 2014	215	2	0	0	24	111	0	0	352
White Rock									
August 2015	74	4	4	0	0	3	0	49	134
August 2014	81	0	0	0	8	97	5	58	249
First Nations									
August 2015	0	0	0	0	0	0	0	0	0
August 2014	33	0	0	0	0	0	1	0	34
Vancouver CMA									
August 2015	3,902	280	69	43	2,232	16,606	375	3,320	26,827
August 2014	3,487	286	9	19	2,381	15,164	326	3,375	25,077

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
August 2015	31	16	0	0	0	305	0	19	371
August 2014	44	18	0	0	0	0	0	0	62
Delta									
August 2015	12	2	0	0	0	0	0	6	20
August 2014	18	4	0	0	0	0	1	9	32
Langley									
August 2015	32	0	0	1	83	0	1	11	128
August 2014	19	0	0	1	39	0	0	6	65
Maple Ridge / Pitt Meadows									
August 2015	19	0	0	0	4	0	0	0	23
August 2014	24	2	0	0	0	0	0	0	26
New Westminster									
August 2015	8	0	0	0	10	0	0	0	18
August 2014	5	0	0	0	18	0	0	0	23
North Vancouver									
August 2015	13	4	0	0	0	0	0	6	23
August 2014	12	0	0	0	0	0	0	8	20
Richmond									
August 2015	20	0	0	0	0	0	0	3	23
August 2014	21	0	0	0	10	307	3	10	351
Surrey									
August 2015	81	0	0	1	106	89	0	42	319
August 2014	62	0	0	0	118	117	5	28	330
Tri-Cities									
August 2015	34	0	0	0	0	0	4	26	64
August 2014	40	0	0	0	28	18	0	22	108
University Endowment Lands									
August 2015	1	0	0	0	0	0	0	0	1
August 2014	2	0	0	0	0	0	0	0	2
Vancouver City									
August 2015	70	10	0	0	17	301	32	219	649
August 2014	80	18	0	0	16	2	35	88	239
West Vancouver									
August 2015	13	0	0	0	0	0	0	0	13
August 2014	4	0	0	0	0	0	0	0	4
White Rock									
August 2015	7	0	0	0	0	10	0	4	21
August 2014	3	0	0	0	0	0	0	1	4
First Nations									
August 2015	0	0	0	0	0	0	0	0	0
August 2014	0	0	0	0	0	0	0	0	0
Vancouver CMA									
August 2015	342	32	0	2	227	705	37	336	1,681
August 2014	334	42	0	1	229	444	44	172	1,266

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
August 2015	58	24	0	0	1	71	n/a	n/a	154
August 2014	95	27	0	0	10	47	n/a	n/a	179
Delta									
August 2015	15	0	0	0	3	13	n/a	n/a	31
August 2014	15	2	0	1	11	33	n/a	n/a	62
Langley									
August 2015	42	0	0	0	37	42	n/a	n/a	121
August 2014	60	0	0	0	104	105	n/a	n/a	269
Maple Ridge / Pitt Meadows									
August 2015	44	2	0	0	47	177	n/a	n/a	270
August 2014	101	2	0	0	11	97	n/a	n/a	211
New Westminster									
August 2015	6	0	0	0	36	7	n/a	n/a	49
August 2014	9	0	0	0	15	119	n/a	n/a	143
North Vancouver									
August 2015	28	2	0	0	14	147	n/a	n/a	191
August 2014	38	3	2	0	25	221	n/a	n/a	289
Richmond									
August 2015	110	1	0	1	27	132	n/a	n/a	271
August 2014	161	4	0	3	67	178	n/a	n/a	413
Surrey									
August 2015	96	0	0	3	163	273	n/a	n/a	535
August 2014	162	0	0	0	286	340	n/a	n/a	788
Tri-Cities									
August 2015	56	0	0	1	5	91	n/a	n/a	153
August 2014	81	2	5	0	19	142	n/a	n/a	249
University Endowment Lands									
August 2015	1	0	0	0	1	0	n/a	n/a	2
August 2014	0	0	0	0	1	28	n/a	n/a	29
Vancouver City									
August 2015	242	39	0	1	27	99	n/a	n/a	408
August 2014	310	57	3	0	41	191	n/a	n/a	602
West Vancouver									
August 2015	24	2	0	0	9	1	n/a	n/a	36
August 2014	27	0	0	0	0	6	n/a	n/a	33
White Rock									
August 2015	20	1	0	0	2	25	n/a	n/a	48
August 2014	9	1	0	0	12	36	n/a	n/a	58
First Nations									
August 2015	0	0	0	0	0	0	n/a	n/a	0
August 2014	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
August 2015	745	71	0	6	372	1,078	n/a	n/a	2,272
August 2014	1,078	98	10	4	602	1,543	n/a	n/a	3,335

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
August 2015	36	17	0	0	0	329	n/a	n/a	382
August 2014	38	13	0	0	2	3	n/a	n/a	56
Delta									
August 2015	14	2	0	0	3	0	n/a	n/a	19
August 2014	17	4	0	0	0	0	n/a	n/a	21
Langley									
August 2015	39	0	0	1	98	23	n/a	n/a	161
August 2014	26	0	0	1	22	11	n/a	n/a	60
Maple Ridge / Pitt Meadows									
August 2015	27	0	0	0	4	0	n/a	n/a	31
August 2014	14	2	0	0	0	0	n/a	n/a	16
New Westminster									
August 2015	8	0	0	0	5	5	n/a	n/a	18
August 2014	5	0	0	0	3	14	n/a	n/a	22
North Vancouver									
August 2015	14	3	0	0	2	8	n/a	n/a	27
August 2014	10	0	0	0	1	8	n/a	n/a	19
Richmond									
August 2015	24	0	0	1	0	0	n/a	n/a	25
August 2014	23	1	1	0	17	243	n/a	n/a	285
Surrey									
August 2015	90	0	0	0	106	80	n/a	n/a	276
August 2014	73	0	0	0	122	120	n/a	n/a	315
Tri-Cities									
August 2015	25	0	0	3	0	0	n/a	n/a	28
August 2014	43	0	1	0	27	18	n/a	n/a	89
University Endowment Lands									
August 2015	0	0	0	0	0	0	n/a	n/a	0
August 2014	2	0	0	0	0	0	n/a	n/a	2
Vancouver City									
August 2015	71	12	0	0	4	341	n/a	n/a	428
August 2014	59	6	1	0	21	19	n/a	n/a	106
West Vancouver									
August 2015	11	0	0	0	1	0	n/a	n/a	12
August 2014	4	0	0	0	0	0	n/a	n/a	4
White Rock									
August 2015	5	0	0	0	2	12	n/a	n/a	19
August 2014	5	0	0	0	1	11	n/a	n/a	17
First Nations									
August 2015	0	0	0	0	0	0	n/a	n/a	0
August 2014	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
August 2015	365	34	0	5	233	798	n/a	n/a	1,435
August 2014	319	26	3	1	216	447	n/a	n/a	1,012

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	3,920	328	106	21	2,855	8,666	443	2,843	19,212
% Change	13.5	-10.9	**	-32.3	14.6	-5.7	-15.9	8.4	2.8
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	17.4	12.2	-99.2	-8.8	1.9	-4.5	30.4	**	-1.7
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
August 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - Mountain	0	0	0	0	0	26	0	158	0	184	-100.0
Burnaby - North	8	11	0	4	4	0	39	8	51	23	121.7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	4	2	0	0	0	0	4	136	8	138	-94.2
Burnaby - Central Park	5	2	4	2	0	0	4	12	13	16	-18.8
Burnaby - Remainder	18	20	6	16	0	0	16	16	40	52	-23.1
Burnaby Total	35	35	10	22	4	26	63	330	112	413	-72.9
Coquitlam	17	33	0	8	6	10	12	21	35	72	-51.4
Delta - Tsawwassen	3	2	0	0	0	0	0	0	3	2	50.0
Delta - Ladner	0	3	0	0	0	3	0	1	0	7	-100.0
Delta - North	10	3	0	0	0	20	8	3	18	26	-30.8
Delta	13	8	0	0	0	23	8	4	21	35	-40.0
Langley City	1	3	0	0	0	0	0	0	1	3	-66.7
Langley District	21	34	6	0	48	92	11	18	86	144	-40.3
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	28	12	0	0	19	0	1	63	48	75	-36.0
New Westminster	8	8	2	0	10	0	54	0	74	8	**
North Vancouver City	1	4	0	2	0	0	1	3	2	9	-77.8
North Vancouver DM	14	14	0	0	0	0	10	88	24	102	-76.5
Pitt Meadows	2	1	0	0	0	0	0	0	2	1	100.0
Port Coquitlam	1	1	0	2	0	24	35	24	36	51	-29.4
Port Moody	1	0	0	0	0	0	0	0	1	0	n/a
Richmond	42	36	0	0	25	20	212	600	279	656	-57.5
Surrey - South	29	32	4	4	45	28	3	3	81	67	20.9
Surrey - Cloverdale	27	3	0	0	18	14	18	3	63	20	**
Surrey - North	33	49	2	0	56	13	17	34	108	96	12.5
Surrey - Guildford	1	2	0	0	15	6	0	1	16	9	77.8
Surrey - Whalley	23	13	0	0	0	0	15	76	38	89	-57.3
Surrey Total	113	99	6	4	134	61	53	117	306	281	8.9
University Endowment Lands	0	0	0	0	0	0	161	105	161	105	53.3
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - False Creek	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Granville/Oak	0	0	0	2	0	0	57	0	57	2	**
Vancouver - Kerrisdale	3	5	0	0	0	0	0	0	3	5	-40.0
Vancouver - Marpole	3	8	0	0	0	0	0	0	3	8	-62.5
Vancouver - Eastside	84	71	4	6	0	0	32	126	120	203	-40.9
Vancouver - Mt. Pleasant	1	0	2	0	3	0	0	55	6	55	-89.1
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	38	23	0	0	15	0	8	3	61	26	134.6
Vancouver Total	130	107	6	10	18	0	97	184	251	301	-16.6
West Vancouver	7	11	0	0	0	0	0	0	7	11	-36.4
White Rock	5	13	0	0	4	0	5	11	14	24	-41.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	441	419	30	48	268	256	723	1,568	1,462	2,291	-36.2

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Anmore	8	9	0	0	0	0	0	0	8	9	-11.1
Belcarra	0	2	0	0	0	0	0	0	0	2	-100.0
Bowen Island	10	13	0	0	0	30	0	0	10	43	-76.7
Burnaby - Mountain	0	0	0	0	0	26	158	158	158	184	-14.1
Burnaby - North	56	56	2	4	25	0	101	55	184	115	60.0
Burnaby - Lougheed Mall	3	2	0	0	0	0	3	2	6	4	50.0
Burnaby - South & East	17	28	10	14	0	42	14	146	41	230	-82.2
Burnaby - Central Park	19	29	6	8	0	0	733	90	758	127	**
Burnaby - Remainder	114	125	44	56	0	69	96	369	254	619	-59.0
Burnaby Total	209	240	62	82	25	137	1,105	820	1,401	1,279	9.5
Coquitlam	175	243	60	40	72	67	308	1,071	615	1,421	-56.7
Delta - Tsawwassen	24	15	0	0	0	0	36	5	60	20	200.0
Delta - Ladner	15	21	0	0	15	3	3	9	33	33	0.0
Delta - North	52	48	0	18	0	59	364	43	416	168	147.6
Delta	91	84	0	18	15	62	403	57	509	221	130.3
Langley City	6	10	0	0	0	33	0	0	6	43	-86.0
Langley District	164	132	14	16	355	334	331	231	864	713	21.2
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	257	134	18	24	115	70	48	144	438	372	17.7
New Westminster	32	38	2	2	10	82	354	341	398	463	-14.0
North Vancouver City	27	30	4	8	0	20	778	361	809	419	93.1
North Vancouver DM	92	70	0	0	39	46	121	255	252	371	-32.1
Pitt Meadows	11	6	2	4	36	0	0	64	49	74	-33.8
Port Coquitlam	20	15	2	6	42	114	163	89	227	224	1.3
Port Moody	11	2	0	2	14	0	0	0	25	4	**
Richmond	288	255	22	18	152	75	996	1,789	1,458	2,137	-31.8
Surrey - South	215	171	20	24	216	162	111	63	562	420	33.8
Surrey - Cloverdale	91	110	4	6	78	195	52	94	225	405	-44.4
Surrey - North	301	314	8	6	253	327	294	308	856	955	-10.4
Surrey - Guildford	12	9	0	0	108	16	7	34	127	59	115.3
Surrey - Whalley	102	74	0	0	0	0	1,150	175	1,252	249	**
Surrey Total	721	678	32	36	655	700	1,614	674	3,022	2,088	44.7
University Endowment Lands	3	10	0	0	11	0	396	199	410	209	96.2
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	482	281	482	281	71.5
Vancouver - Kitsilano	2	3	2	8	0	0	2	55	6	66	-90.9
Vancouver - False Creek	1	1	0	0	0	0	0	80	1	81	-98.8
Vancouver - Granville/Oak	5	6	0	6	0	0	76	58	81	70	15.7
Vancouver - Kerrisdale	33	22	0	0	0	0	4	43	37	65	-43.1
Vancouver - Marpole	36	39	6	6	0	0	17	4	59	49	20.4
Vancouver - Eastside	532	439	68	54	18	8	1,004	782	1,622	1,283	26.4
Vancouver - Mt. Pleasant	2	0	28	8	3	9	116	168	149	185	-19.5
Vancouver - Strath/Grand	9	4	16	4	5	5	195	137	225	150	50.0
Vancouver - Westside	246	195	4	0	19	19	84	254	353	468	-24.6
Vancouver Total	866	709	124	86	45	41	1,980	1,862	3,015	2,698	11.7
West Vancouver	94	66	2	0	23	0	8	12	127	78	62.8
White Rock	41	55	4	0	4	0	25	46	74	101	-26.7
First Nations	0	34	0	0	0	0	0	0	0	34	-100.0
Vancouver CMA	3,126	2,836	348	342	1,613	1,811	8,630	8,015	13,717	13,004	5.5

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	26	0	0	0	158	0	0
Burnaby - North	4	0	0	0	33	0	6	8
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	135	4	1
Burnaby - Central Park	0	0	0	0	0	10	4	2
Burnaby - Remainder	0	0	0	0	0	0	16	16
Burnaby Total	4	26	0	0	33	303	30	27
Coquitlam	6	10	0	0	0	0	12	21
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	3	0	0	0	0	0	1
Delta - North	0	20	0	0	0	0	8	3
Delta	0	23	0	0	0	0	8	4
Langley City	0	0	0	0	0	0	0	0
Langley District	48	92	0	0	0	0	11	18
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	19	0	0	0	0	63	1	0
New Westminster	10	0	0	0	48	0	6	0
North Vancouver City	0	0	0	0	0	0	1	3
North Vancouver DM	0	0	0	0	0	0	10	88
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	24	0	0	34	24	1	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	25	20	0	0	204	445	8	155
Surrey - South	45	28	0	0	0	0	3	3
Surrey - Cloverdale	18	14	0	0	0	0	18	3
Surrey - North	56	13	0	0	0	0	17	34
Surrey - Guildford	15	6	0	0	0	0	0	1
Surrey - Whalley	0	0	0	0	0	69	15	7
Surrey Total	134	61	0	0	0	69	53	48
University Endowment Lands	0	0	0	0	161	105	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	57	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	0	92	32	34
Vancouver - Mt. Pleasant	3	0	0	0	0	55	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	15	0	0	0	0	0	8	3
Vancouver Total	18	0	0	0	57	147	40	37
West Vancouver	0	0	0	0	0	0	0	0
White Rock	4	0	0	0	0	0	5	11
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	268	256	0	0	537	1,156	186	412

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	26	0	0	158	158	0	0
Burnaby - North	25	0	0	0	65	35	36	20
Burnaby - Lougheed Mall	0	0	0	0	0	0	3	2
Burnaby - South & East	0	42	0	0	0	135	14	11
Burnaby - Central Park	0	0	0	0	719	76	14	14
Burnaby - Remainder	0	69	0	0	0	326	96	43
Burnaby Total	25	137	0	0	942	730	163	90
Coquitlam	72	67	0	0	189	931	119	140
Delta - Tsawwassen	0	0	0	0	33	0	3	5
Delta - Ladner	15	3	0	0	0	0	3	9
Delta - North	0	59	0	0	317	0	47	43
Delta	15	62	0	0	350	0	53	57
Langley City	0	33	0	0	0	0	0	0
Langley District	355	334	0	0	166	176	165	55
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	115	70	0	0	47	144	1	0
New Westminster	10	82	0	0	341	341	13	0
North Vancouver City	0	20	0	0	644	165	134	196
North Vancouver DM	39	46	0	0	0	141	121	114
Pitt Meadows	36	0	0	0	0	64	0	0
Port Coquitlam	42	114	0	0	155	84	8	5
Port Moody	14	0	0	0	0	0	0	0
Richmond	152	75	0	0	934	1,435	62	354
Surrey - South	216	162	0	0	66	42	45	21
Surrey - Cloverdale	78	195	0	0	0	68	52	26
Surrey - North	253	327	0	0	120	125	174	183
Surrey - Guildford	108	16	0	0	0	29	7	5
Surrey - Whalley	0	0	0	0	1,077	125	73	50
Surrey Total	655	700	0	0	1,263	389	351	285
University Endowment Lands	11	0	0	0	396	105	0	94
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	160	0	322	281
Vancouver - Kitsilano	0	0	0	0	2	55	0	0
Vancouver - False Creek	0	0	0	0	0	80	0	0
Vancouver - Granville/Oak	0	0	0	0	74	56	2	2
Vancouver - Kerrisdale	0	0	0	0	0	39	4	4
Vancouver - Marpole	0	0	0	0	7	0	10	4
Vancouver - Eastside	18	8	0	0	703	593	301	189
Vancouver - Mt. Pleasant	3	9	0	0	115	168	1	0
Vancouver - Strath/Grand	5	5	0	0	150	137	45	0
Vancouver - Westside	19	19	0	0	40	143	44	111
Vancouver Total	45	41	0	0	1,251	1,271	729	591
West Vancouver	23	0	0	0	8	12	0	0
White Rock	4	0	0	0	0	10	25	36
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	1,613	1,781	0	0	6,686	5,998	1,944	2,017

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
August 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	0	0	0	0	0	2	0
Burnaby - Mountain	0	0	0	184	0	0	0	184
Burnaby - North	8	15	37	0	6	8	51	23
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	2	0	135	4	1	8	138
Burnaby - Central Park	9	4	0	10	4	2	13	16
Burnaby - Remainder	24	36	0	0	16	16	40	52
Burnaby Total	45	57	37	329	30	27	112	413
Coquitlam	17	31	6	20	12	21	35	72
Delta - Tsawwassen	3	2	0	0	0	0	3	2
Delta - Ladner	0	3	0	3	0	1	0	7
Delta - North	10	3	0	20	8	3	18	26
Delta	13	8	0	23	8	4	21	35
Langley City	1	3	0	0	0	0	1	3
Langley District	18	37	56	88	12	19	86	144
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	28	12	19	63	1	0	48	75
New Westminster	10	8	58	0	6	0	74	8
North Vancouver City	1	6	0	0	1	3	2	9
North Vancouver DM	14	14	0	0	10	88	24	102
Pitt Meadows	2	1	0	0	0	0	2	1
Port Coquitlam	1	3	34	48	1	0	36	51
Port Moody	1	0	0	0	0	0	1	0
Richmond	42	36	229	465	8	155	279	656
Surrey - South	29	32	49	32	3	3	81	67
Surrey - Cloverdale	27	3	18	14	18	3	63	20
Surrey - North	31	46	60	13	17	37	108	96
Surrey - Guildford	1	2	15	6	0	1	16	9
Surrey - Whalley	23	13	0	69	15	7	38	89
Surrey Total	111	96	142	134	53	51	306	281
University Endowment Lands	0	0	161	105	0	0	161	105
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	2	0	0	0	0	0	2
Vancouver - False Creek	1	0	0	0	0	0	1	0
Vancouver - Granville/Oak	57	2	0	0	0	0	57	2
Vancouver - Kerrisdale	3	5	0	0	0	0	3	5
Vancouver - Marpole	3	7	0	0	0	1	3	8
Vancouver - Eastside	51	48	0	92	69	63	120	203
Vancouver - Mt. Pleasant	3	0	3	55	0	0	6	55
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	31	21	15	0	15	5	61	26
Vancouver Total	149	85	18	147	84	69	251	301
West Vancouver	7	11	0	0	0	0	7	11
White Rock	9	13	0	0	5	11	14	24
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	471	421	760	1,422	231	448	1,462	2,291

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - August 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Anmore	7	8	0	0	1	1	8	9
Belcarra	0	2	0	0	0	0	0	2
Bowen Island	10	13	0	0	0	0	10	43
Burnaby - Mountain	0	0	158	184	0	0	158	184
Burnaby - North	58	60	90	35	36	20	184	115
Burnaby - Lougheed Mall	3	2	0	0	3	2	6	4
Burnaby - South & East	27	40	0	179	14	11	41	230
Burnaby - Central Park	25	37	719	76	14	14	758	127
Burnaby - Remainder	158	181	0	395	96	43	254	619
Burnaby Total	271	320	967	869	163	90	1,401	1,279
Coquitlam	175	236	317	1,043	123	142	615	1,421
Delta - Tsawwassen	24	15	33	0	3	5	60	20
Delta - Ladner	15	20	15	3	3	10	33	33
Delta - North	52	48	317	77	47	43	416	168
Delta	91	83	365	80	53	58	509	221
Langley City	6	10	0	33	0	0	6	43
Langley District	153	141	534	509	177	63	864	713
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	262	139	172	232	4	1	438	372
New Westminster	34	40	351	423	13	0	398	463
North Vancouver City	28	38	644	185	137	196	809	419
North Vancouver DM	92	70	39	187	121	114	252	371
Pitt Meadows	13	10	36	64	0	0	49	74
Port Coquitlam	22	21	197	198	8	5	227	224
Port Moody	11	4	14	0	0	0	25	4
Richmond	276	255	1,115	1,524	67	358	1,458	2,137
Surrey - South	215	163	302	234	45	23	562	420
Surrey - Cloverdale	92	85	78	267	55	53	225	405
Surrey - North	282	303	396	454	178	198	856	955
Surrey - Guildford	12	9	108	45	7	5	127	59
Surrey - Whalley	102	74	1,077	125	73	50	1,252	249
Surrey Total	703	634	1,961	1,125	358	329	3,022	2,088
University Endowment Lands	3	10	407	105	0	94	410	209
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	160	0	322	281	482	281
Vancouver - Kitsilano	4	11	2	55	0	0	6	66
Vancouver - False Creek	1	1	0	80	0	0	1	81
Vancouver - Granville/Oak	60	11	17	56	4	3	81	70
Vancouver - Kerrisdale	25	20	0	39	12	6	37	65
Vancouver - Marpole	36	39	7	0	16	10	59	49
Vancouver - Eastside	371	311	723	603	528	369	1,622	1,283
Vancouver - Mt. Pleasant	30	8	118	177	1	0	149	185
Vancouver - Strath/Grand	23	109	155	40	47	1	225	150
Vancouver - Westside	205	160	61	162	87	146	353	468
Vancouver Total	755	670	1,243	1,212	1,017	816	3,015	2,698
West Vancouver	91	66	36	12	0	0	127	78
White Rock	49	50	0	10	25	41	74	101
First Nations	0	33	0	0	0	1	0	34
Vancouver CMA	3,052	2,854	8,398	7,811	2,267	2,309	13,717	13,004

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
August 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	0	0	0	7	0	0	0	8	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	4	16	0	0	0	0	1	0	5	16	-68.8
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0	2	0	n/a
Burnaby - South & East	5	4	8	6	0	0	5	0	18	10	80.0
Burnaby - Central Park	5	1	0	4	0	0	309	0	314	5	**
Burnaby - Remainder	16	23	8	8	0	0	8	0	32	31	3.2
Burnaby Total	31	44	16	18	0	0	324	0	371	62	**
Coquitlam	37	35	0	0	0	12	26	20	63	67	-6.0
Delta - Tsawwassen	4	7	0	0	0	0	1	1	5	8	-37.5
Delta - Ladner	3	4	0	0	0	0	0	0	3	4	-25.0
Delta - North	5	8	2	4	0	0	5	8	12	20	-40.0
Delta	12	19	2	4	0	0	6	9	20	32	-37.5
Langley City	2	2	0	0	0	19	0	0	2	21	-90.5
Langley District	32	18	2	0	81	20	11	6	126	44	186.4
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	16	24	0	2	0	0	0	0	16	26	-38.5
New Westminster	8	5	0	0	10	18	0	0	18	23	-21.7
North Vancouver City	2	7	4	0	0	0	1	5	7	12	-41.7
North Vancouver DM	11	5	0	0	0	0	5	3	16	8	100.0
Pitt Meadows	3	0	0	0	4	0	0	0	7	0	n/a
Port Coquitlam	1	5	0	0	0	16	0	20	1	41	-97.6
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	20	24	0	0	0	10	3	317	23	351	-93.4
Surrey - South	20	13	10	0	29	15	3	5	62	33	87.9
Surrey - Cloverdale	7	6	0	2	47	36	3	1	57	45	26.7
Surrey - North	42	42	0	2	20	57	85	19	147	120	22.5
Surrey - Guildford	0	1	0	0	0	6	29	55	29	62	-53.2
Surrey - Whalley	13	5	0	0	0	0	11	65	24	70	-65.7
Surrey Total	82	67	10	4	96	114	131	145	319	330	-3.3
University Endowment Lands	1	2	0	0	0	0	0	0	1	2	-50.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	192	0	192	0	n/a
Vancouver - Kitsilano	1	3	0	2	0	0	50	2	51	7	**
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	3	0	2	0	0	0	0	1	5	-80.0
Vancouver - Kerrisdale	0	8	0	0	0	0	0	2	0	10	-100.0
Vancouver - Marpole	4	7	0	0	0	0	0	2	4	9	-55.6
Vancouver - Eastside	43	66	10	14	3	16	78	78	134	174	-23.0
Vancouver - Mt. Pleasant	0	1	0	0	0	0	90	1	90	2	**
Vancouver - Strath/Grand	1	1	0	0	0	0	102	1	103	2	**
Vancouver - Westside	52	26	0	0	14	0	8	4	74	30	146.7
Vancouver Total	102	115	10	18	17	16	520	90	649	239	171.5
West Vancouver	13	4	0	0	0	0	0	0	13	4	**
White Rock	7	3	0	0	0	0	14	1	21	4	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	381	379	44	46	215	225	1,041	616	1,681	1,266	32.8

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Anmore	6	12	0	0	0	0	0	0	6	12	-50.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	11	6	0	0	30	0	0	0	41	6	**
Burnaby - Mountain	0	2	0	0	0	0	95	0	95	2	**
Burnaby - North	50	93	4	8	0	0	258	18	312	119	162.2
Burnaby - Lougheed Mall	3	0	0	0	0	0	3	0	6	0	n/a
Burnaby - South & East	17	39	28	32	42	6	12	71	99	148	-33.1
Burnaby - Central Park	29	22	4	20	4	60	997	342	934	444	110.4
Burnaby - Remainder	116	137	50	54	37	0	170	122	373	313	19.2
Burnaby Total	215	293	86	114	83	66	1,435	553	1,819	1,026	77.3
Coquitlam	195	179	26	42	66	80	408	344	695	645	7.8
Delta - Tsawwassen	36	21	0	0	0	0	3	91	39	112	-65.2
Delta - Ladner	14	31	0	0	0	0	4	15	18	46	-60.9
Delta - North	54	32	2	62	65	0	49	29	170	123	38.2
Delta	104	84	2	62	65	0	56	135	227	281	-19.2
Langley City	8	12	0	0	0	38	0	0	8	50	-84.0
Langley District	181	163	6	2	318	185	150	310	655	660	-0.8
Lion's Bay	2	1	0	0	0	0	0	0	2	1	100.0
Maple Ridge	141	112	20	4	133	65	178	0	472	181	160.8
New Westminster	42	39	4	2	55	58	0	379	101	478	-78.9
North Vancouver City	30	34	16	4	12	4	300	397	358	439	-18.5
North Vancouver DM	107	52	0	0	25	0	398	23	530	75	**
Pitt Meadows	11	3	2	0	8	8	64	0	85	11	**
Port Coquitlam	17	34	0	2	48	56	68	184	133	276	-51.8
Port Moody	4	5	0	0	0	0	0	0	4	5	-20.0
Richmond	200	213	22	10	53	117	879	979	1,154	1,319	-12.5
Surrey - South	161	124	36	14	182	222	101	238	480	598	-19.7
Surrey - Cloverdale	47	55	2	20	213	153	85	20	347	248	39.9
Surrey - North	285	266	2	8	273	397	276	98	836	769	8.7
Surrey - Guildford	6	9	0	0	21	28	32	158	59	195	-69.7
Surrey - Whalley	77	49	0	0	4	0	438	83	519	132	**
Surrey Total	576	503	40	42	693	800	932	597	2,241	1,942	15.4
University Endowment Lands	3	2	0	0	0	7	94	232	97	241	-59.8
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	273	1,137	273	1,137	-76.0
Vancouver - Kitsilano	5	9	4	12	0	0	51	155	60	176	-65.9
Vancouver - False Creek	1	1	0	0	0	0	189	322	190	323	-41.2
Vancouver - Granville/Oak	6	12	8	8	0	4	4	8	18	32	-43.8
Vancouver - Kerrisdale	28	47	0	0	0	0	31	5	59	52	13.5
Vancouver - Marpole	39	52	4	12	0	0	214	10	257	74	**
Vancouver - Eastside	433	434	70	38	11	32	428	349	942	853	10.4
Vancouver - Mt. Pleasant	1	2	12	36	0	3	118	33	131	74	77.0
Vancouver - Strath/Grand	3	11	6	14	5	6	266	36	280	67	**
Vancouver - Westside	196	270	2	2	14	0	107	142	319	414	-22.9
Vancouver Total	712	838	106	122	30	45	1,681	2,197	2,529	3,202	-21.0
West Vancouver	122	65	24	0	4	0	95	156	245	221	10.9
White Rock	53	30	0	0	0	13	129	17	182	60	**
First Nations	13	0	0	0	0	0	0	0	13	0	n/a
Vancouver CMA	2,753	2,680	354	406	1,623	1,542	6,867	6,503	11,597	11,131	4.2

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	7	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	1	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	1	0
Burnaby - South & East	0	0	0	0	0	0	5	0
Burnaby - Central Park	0	0	0	0	305	0	4	0
Burnaby - Remainder	0	0	0	0	0	0	8	0
Burnaby Total	0	0	0	0	305	0	19	0
Coquitlam	0	12	0	0	0	0	26	20
Delta - Tsawwassen	0	0	0	0	0	0	1	1
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	5	8
Delta	0	0	0	0	0	0	6	9
Langley City	0	19	0	0	0	0	0	0
Langley District	81	20	0	0	0	0	11	6
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	10	18	0	0	0	0	0	0
North Vancouver City	0	0	0	0	0	0	1	5
North Vancouver DM	0	0	0	0	0	0	5	3
Pitt Meadows	4	0	0	0	0	0	0	0
Port Coquitlam	0	16	0	0	0	18	0	2
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	10	0	0	0	307	3	10
Surrey - South	29	15	0	0	0	0	3	5
Surrey - Cloverdale	47	36	0	0	0	0	3	1
Surrey - North	20	57	0	0	60	0	25	19
Surrey - Guildford	0	6	0	0	29	55	0	0
Surrey - Whalley	0	0	0	0	0	62	11	3
Surrey Total	96	114	0	0	89	117	42	28
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	192	0
Vancouver - Kitsilano	0	0	0	0	50	2	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	2
Vancouver - Marpole	0	0	0	0	0	0	0	2
Vancouver - Eastside	3	16	0	0	59	0	19	78
Vancouver - Mt. Pleasant	0	0	0	0	90	0	0	1
Vancouver - Strath/Grand	0	0	0	0	102	0	0	1
Vancouver - Westside	14	0	0	0	0	0	8	4
Vancouver Total	17	16	0	0	301	2	219	88
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	10	0	4	1
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	215	225	0	0	705	444	336	172

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	30	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	95	0	0	0
Burnaby - North	0	0	0	0	239	18	19	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	3	0
Burnaby - South & East	42	6	0	0	0	71	12	0
Burnaby - Central Park	4	60	0	0	882	342	15	0
Burnaby - Remainder	37	0	0	0	118	122	52	0
Burnaby Total	83	66	0	0	1,334	553	101	0
Coquitlam	66	80	0	0	296	250	112	94
Delta - Tsawwassen	0	0	0	0	0	88	3	3
Delta - Ladner	0	0	0	0	0	13	4	2
Delta - North	65	0	0	0	0	0	49	29
Delta	65	0	0	0	0	101	56	34
Langley City	0	38	0	0	0	0	0	0
Langley District	318	185	0	0	65	231	85	79
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	133	65	0	0	103	0	75	0
New Westminster	55	58	0	0	0	379	0	0
North Vancouver City	12	4	0	0	165	381	135	16
North Vancouver DM	25	0	0	0	342	0	56	23
Pitt Meadows	8	8	0	0	64	0	0	0
Port Coquitlam	48	56	0	0	66	112	2	72
Port Moody	0	0	0	0	0	0	0	0
Richmond	53	117	0	0	533	868	346	111
Surrey - South	182	222	0	0	75	218	26	20
Surrey - Cloverdale	213	153	0	0	68	0	17	20
Surrey - North	273	397	0	0	125	0	151	98
Surrey - Guildford	21	28	0	0	29	155	3	3
Surrey - Whalley	4	0	0	0	390	62	48	21
Surrey Total	693	800	0	0	687	435	245	162
University Endowment Lands	0	7	0	0	0	232	94	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	81	918	192	219
Vancouver - Kitsilano	0	0	0	0	50	133	1	22
Vancouver - False Creek	0	0	0	0	189	322	0	0
Vancouver - Granville/Oak	0	4	0	0	3	7	1	1
Vancouver - Kerrisdale	0	0	0	0	27	0	4	5
Vancouver - Marpole	0	0	0	0	209	0	5	10
Vancouver - Eastside	11	32	0	0	241	54	187	295
Vancouver - Mt. Pleasant	0	3	0	0	118	32	0	1
Vancouver - Strath/Grand	5	6	0	0	119	34	147	2
Vancouver - Westside	14	0	0	0	0	3	107	139
Vancouver Total	30	45	0	0	1,037	1,503	644	694
West Vancouver	4	0	0	0	93	15	2	141
White Rock	0	13	0	0	90	0	39	17
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	1,623	1,542	0	0	4,875	5,060	1,992	1,443

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
August 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	0	7	0	0	0	8	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	4	16	0	0	1	0	5	16
Burnaby - Lougheed Mall	1	0	0	0	1	0	2	0
Burnaby - South & East	13	10	0	0	5	0	18	10
Burnaby - Central Park	5	5	305	0	4	0	314	5
Burnaby - Remainder	24	31	0	0	8	0	32	31
Burnaby Total	47	62	305	0	19	0	371	62
Coquitlam	33	35	0	12	30	20	63	67
Delta - Tsawwassen	4	7	0	0	1	1	5	8
Delta - Ladner	3	3	0	0	0	1	3	4
Delta - North	7	12	0	0	5	8	12	20
Delta	14	22	0	0	6	10	20	32
Langley City	2	2	0	19	0	0	2	21
Langley District	30	17	84	21	12	6	126	44
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	16	26	0	0	0	0	16	26
New Westminster	8	5	10	18	0	0	18	23
North Vancouver City	6	7	0	0	1	5	7	12
North Vancouver DM	11	5	0	0	5	3	16	8
Pitt Meadows	3	0	4	0	0	0	7	0
Port Coquitlam	1	5	0	34	0	2	1	41
Port Moody	0	0	0	0	0	0	0	0
Richmond	20	21	0	317	3	13	23	351
Surrey - South	19	13	40	15	3	5	62	33
Surrey - Cloverdale	7	4	47	38	3	3	57	45
Surrey - North	42	39	80	59	25	22	147	120
Surrey - Guildford	0	1	29	61	0	0	29	62
Surrey - Whalley	13	5	0	62	11	3	24	70
Surrey Total	81	62	196	235	42	33	319	330
University Endowment Lands	1	2	0	0	0	0	1	2
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	192	0	192	0
Vancouver - Kitsilano	1	5	50	2	0	0	51	7
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	5	0	0	1	0	1	5
Vancouver - Kerrisdale	0	6	0	0	0	4	0	10
Vancouver - Marpole	3	5	0	0	1	4	4	9
Vancouver - Eastside	34	53	62	16	38	105	134	174
Vancouver - Mt. Pleasant	0	1	90	0	0	1	90	2
Vancouver - Strath/Grand	1	1	102	0	0	1	103	2
Vancouver - Westside	41	22	14	0	19	8	74	30
Vancouver Total	80	98	318	18	251	123	649	239
West Vancouver	13	4	0	0	0	0	13	4
White Rock	7	3	10	0	4	1	21	4
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	374	376	934	674	373	216	1,681	1,266

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these strucures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
August 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	2	25.0	0	0.0	3	37.5	3	37.5	8	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	8	72.7	3	27.3	11	1,165,000	1,584,895
Belcarra													
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Bowen Island													
August 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	3	30.0	1	10.0	2	20.0	2	20.0	2	20.0	10	792,500	961,700
Year-to-date 2014	0	0.0	1	16.7	5	83.3	0	0.0	0	0.0	6	--	--
Burnaby													
August 2015	0	0.0	0	0.0	0	0.0	26	72.2	10	27.8	36	1,333,000	1,422,651
August 2014	0	0.0	0	0.0	6	15.8	28	73.7	4	10.5	38	1,185,578	1,225,895
Year-to-date 2015	0	0.0	0	0.0	12	5.1	142	60.7	80	34.2	234	1,389,500	1,463,898
Year-to-date 2014	0	0.0	2	0.7	50	16.9	191	64.5	53	17.9	296	1,205,288	1,269,918
Coquitlam													
August 2015	0	0.0	0	0.0	4	14.3	12	42.9	12	42.9	28	1,327,000	1,408,668
August 2014	0	0.0	1	2.7	28	75.7	8	21.6	0	0.0	37	925,000	963,747
Year-to-date 2015	0	0.0	3	1.4	107	50.5	72	34.0	30	14.2	212	987,500	1,098,529
Year-to-date 2014	2	1.3	13	8.1	97	60.6	44	27.5	4	2.5	160	925,450	979,336
Delta													
August 2015	0	0.0	1	7.1	4	28.6	6	42.9	3	21.4	14	1,109,950	1,207,225
August 2014	0	0.0	0	0.0	9	52.9	8	47.1	0	0.0	17	990,000	1,035,493
Year-to-date 2015	0	0.0	4	3.6	54	49.1	43	39.1	9	8.2	110	995,000	1,101,810
Year-to-date 2014	1	1.3	8	10.0	36	45.0	30	37.5	5	6.3	80	956,000	1,041,266
Langley City													
August 2015	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
August 2014	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2015	0	0.0	2	20.0	7	70.0	1	10.0	0	0.0	10	833,500	848,067
Year-to-date 2014	0	0.0	2	33.3	3	50.0	1	16.7	0	0.0	6	--	--
Langley District													
August 2015	3	7.9	16	42.1	10	26.3	6	15.8	3	7.9	38	754,450	919,721
August 2014	4	16.0	10	40.0	8	32.0	1	4.0	2	8.0	25	723,809	890,020
Year-to-date 2015	17	9.4	68	37.6	50	27.6	22	12.2	24	13.3	181	770,220	975,676
Year-to-date 2014	20	11.7	78	45.6	42	24.6	18	10.5	13	7.6	171	709,523	868,563

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Maple Ridge													
August 2015	10	43.5	11	47.8	2	8.7	0	0.0	0	0.0	23	600,000	595,122
August 2014	10	71.4	4	28.6	0	0.0	0	0.0	0	0.0	14	549,950	576,393
Year-to-date 2015	81	45.5	73	41.0	19	10.7	5	2.8	0	0.0	178	605,000	621,928
Year-to-date 2014	69	54.3	45	35.4	8	6.3	5	3.9	0	0.0	127	589,900	625,085
New Westminster													
August 2015	0	0.0	2	25.0	3	37.5	3	37.5	0	0.0	8	--	--
August 2014	1	20.0	1	20.0	3	60.0	0	0.0	0	0.0	5	--	--
Year-to-date 2015	1	2.0	17	34.7	17	34.7	14	28.6	0	0.0	49	825,000	854,822
Year-to-date 2014	1	2.6	11	28.9	15	39.5	10	26.3	1	2.6	38	847,000	903,473
North Vancouver City													
August 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
August 2014	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	13	37.1	22	62.9	35	1,599,000	1,658,406
Year-to-date 2014	0	0.0	0	0.0	1	2.7	12	32.4	24	64.9	37	1,584,112	1,580,771
North Vancouver DM													
August 2015	0	0.0	0	0.0	0	0.0	6	50.0	6	50.0	12	1,509,500	1,801,667
August 2014	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	23	20.0	92	80.0	115	1,885,000	1,994,431
Year-to-date 2014	1	1.8	0	0.0	0	0.0	15	26.8	40	71.4	56	1,769,500	1,796,126
Pitt Meadows													
August 2015	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	--	--
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	5	45.5	6	54.5	0	0.0	0	0.0	0	0.0	11	625,900	638,245
Year-to-date 2014	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	--	--
Port Coquitlam													
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2014	0	0.0	1	16.7	5	83.3	0	0.0	0	0.0	6	--	--
Year-to-date 2015	2	15.4	1	7.7	10	76.9	0	0.0	0	0.0	13	820,000	796,842
Year-to-date 2014	1	2.4	7	16.7	34	81.0	0	0.0	0	0.0	42	849,000	819,986
Port Moody													
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
Year-to-date 2014	0	0.0	0	0.0	2	40.0	2	40.0	1	20.0	5	--	--
Richmond													
August 2015	0	0.0	0	0.0	1	4.0	8	32.0	16	64.0	25	1,672,000	1,847,272
August 2014	0	0.0	0	0.0	3	13.6	10	45.5	9	40.9	22	1,271,000	1,472,303
Year-to-date 2015	0	0.0	0	0.0	9	3.7	75	30.6	161	65.7	245	1,800,000	1,874,249
Year-to-date 2014	1	0.4	1	0.4	21	7.8	105	38.9	142	52.6	270	1,530,000	1,605,846

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
August 2015	0	0.0	21	23.3	50	55.6	16	17.8	3	3.3	90	867,500	920,717
August 2014	5	6.8	25	34.2	35	47.9	6	8.2	2	2.7	73	790,000	839,225
Year-to-date 2015	32	5.0	201	31.4	272	42.5	86	13.4	49	7.7	640	825,000	953,288
Year-to-date 2014	39	6.8	233	40.9	228	40.0	47	8.2	23	4.0	570	769,000	841,974
University Endowment Lands													
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Vancouver City													
August 2015	0	0.0	0	0.0	0	0.0	13	18.3	58	81.7	71	2,476,110	2,836,016
August 2014	0	0.0	0	0.0	3	5.1	20	33.9	36	61.0	59	1,809,000	2,135,160
Year-to-date 2015	2	0.4	3	0.6	8	1.5	99	19.0	409	78.5	521	2,171,000	2,486,329
Year-to-date 2014	0	0.0	5	0.8	14	2.1	205	31.0	438	66.2	662	2,002,000	2,356,819
West Vancouver													
August 2015	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	3,895,000	4,708,091
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	1.6	120	98.4	122	3,140,000	3,560,808
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	63	100.0	63	3,388,000	3,771,658
White Rock													
August 2015	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
August 2014	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	--	--
Year-to-date 2015	0	0.0	0	0.0	5	12.8	9	23.1	25	64.1	39	1,750,000	1,916,337
Year-to-date 2014	0	0.0	0	0.0	4	14.3	8	28.6	16	57.1	28	1,600,000	1,739,330
First Nations													
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	11	100.0	0	0.0	0	0.0	0	0.0	0	0.0	11	549,900	549,900
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
August 2015	16	4.3	53	14.3	76	20.5	96	25.9	129	34.9	370	1,189,000	1,581,048
August 2014	20	6.3	42	13.2	102	32.0	86	27.0	69	21.6	319	980,000	1,294,435
Year-to-date 2015	154	5.6	381	13.8	573	20.8	612	22.2	1,031	37.5	2,751	1,220,000	1,547,220
Year-to-date 2014	137	5.2	410	15.5	560	21.2	702	26.6	828	31.4	2,637	1,149,532	1,471,498

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2015

Submarket	Aug 2015	Aug 2014	% Change	YTD 2015	YTD 2014	% Change
Anmore	--	--	n/a	--	1,584,895	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	961,700	--	n/a
Burnaby	1,422,651	1,225,895	16.0	1,463,898	1,269,918	15.3
Coquitlam	1,408,668	963,747	46.2	1,098,529	979,336	12.2
Delta	1,207,225	1,035,493	16.6	1,101,810	1,041,266	5.8
Langley City	--	--	n/a	848,067	--	n/a
Langley District	919,721	890,020	3.3	975,676	868,563	12.3
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	595,122	576,393	3.2	621,928	625,085	-0.5
New Westminster	--	--	n/a	854,822	903,473	-5.4
North Vancouver City	--	--	n/a	1,658,406	1,580,771	4.9
North Vancouver DM	1,801,667	--	n/a	1,994,431	1,796,126	11.0
Pitt Meadows	--	--	n/a	638,245	--	n/a
Port Coquitlam	--	--	n/a	796,842	819,986	-2.8
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,847,272	1,472,303	25.5	1,874,249	1,605,846	16.7
Surrey	920,717	839,225	9.7	953,288	841,974	13.2
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,836,016	2,135,160	32.8	2,486,329	2,356,819	5.5
West Vancouver	4,708,091	--	n/a	3,560,808	3,771,658	-5.6
White Rock	--	--	n/a	1,916,337	1,739,330	10.2
First Nations	--	--	n/a	549,900	--	n/a
Vancouver CMA	1,581,048	1,294,435	22.1	1,547,220	1,471,498	5.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver August 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	1,804	31.3	2,704	5,498	4,926	54.9	812,536	8.5	809,125
	February	2,570	41.1	2,743	4,860	4,678	58.6	846,978	11.3	811,647
	March	2,697	13.7	2,292	5,445	4,600	49.8	801,543	5.6	791,405
	April	3,090	15.9	2,651	6,118	4,898	54.1	801,171	8.3	794,341
	May	3,331	13.4	2,715	6,111	4,749	57.2	814,418	5.4	797,818
	June	3,452	29.4	2,902	5,518	4,811	60.3	796,714	4.4	802,749
	July	3,111	4.2	2,749	5,115	4,868	56.5	805,061	6.3	822,430
	August	2,820	10.3	2,992	4,036	4,788	62.5	802,763	2.3	801,927
	September	2,965	17.5	2,969	5,348	4,787	62.0	836,735	6.4	833,455
	October	3,113	15.4	2,999	4,608	4,942	60.7	819,336	5.6	815,917
	November	2,567	7.4	3,022	3,115	4,853	62.3	801,450	3.4	829,610
	December	2,173	9.2	2,957	1,937	4,809	61.5	819,384	4.3	847,661
2015	January	1,948	8.0	3,145	4,887	4,708	66.8	827,558	1.8	826,388
	February	3,108	20.9	3,418	5,566	5,215	65.5	879,069	3.8	843,692
	March	4,132	53.2	3,503	6,168	4,960	70.6	891,652	11.2	872,904
	April	4,254	37.7	3,558	6,041	4,711	75.5	899,178	12.2	891,973
	May	4,145	24.4	3,542	5,768	4,857	72.9	905,701	11.2	890,986
	June	4,444	28.7	3,525	5,999	4,947	71.3	922,326	15.8	922,867
	July	4,038	29.8	3,581	5,274	5,051	70.9	866,772	7.7	889,861
	August	3,431	21.7	3,606	4,382	5,050	71.4	900,592	12.2	902,365
	September									
	October									
	November									
	December									
	Q2 2014	9,873	0.0		17,747			804,082	0.0	
	Q2 2015	12,843	30.1		17,808			909,293	13.1	
	YTD 2014	22,875	18.0		42,701			809,239	6.3	
	YTD 2015	29,500	29.0		44,085			891,408	10.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
August 2015

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	96.4	118.7	1,266	6.2	65.0	895
	February	595	3.14	5.24	96.4	119.5	1,270	6.2	65.1	883
	March	581	3.14	4.99	96.3	120.3	1,269	5.9	64.8	879
	April	570	3.14	4.79	96.0	120.7	1,268	5.8	64.6	878
	May	570	3.14	4.79	95.8	121.2	1,273	5.7	64.7	877
	June	570	3.14	4.79	95.7	121.4	1,276	5.7	64.8	878
	July	570	3.14	4.79	95.5	121.2	1,278	5.8	64.8	878
	August	570	3.14	4.79	95.8	121.2	1,275	5.8	64.6	887
	September	570	3.14	4.79	95.8	121.2	1,275	6.0	64.6	894
	October	570	3.14	4.79	96.2	120.6	1,277	6.2	64.8	888
	November	570	3.14	4.79	96.0	120.5	1,283	6.2	65.0	885
	December	570	3.14	4.79	95.9	119.6	1,283	6.0	64.8	890
2015	January	570	3.14	4.79	95.8	119.7	1,284	5.8	64.7	906
	February	567	2.89	4.74	95.8	120.6	1,282	5.9	64.5	913
	March	567	2.89	4.74	95.8	121.5	1,280	6.0	64.4	921
	April	561	2.89	4.64	96.4	121.3	1,271	6.1	63.9	928
	May	561	2.89	4.64	96.4	122.4	1,273	6.2	63.9	934
	June	561	2.89	4.64	96.7	122.4	1,275	6.1	63.9	930
	July	561	2.89	4.64	97.0	122.5	1,283	6.0	64.1	921
	August	561	2.89	4.64		122.7	1,287	5.7	64.0	921
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

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1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2015	45	0	0	0	25	0	2	13	85
August 2014	31	0	0	0	20	0	1	4	56
% Change	45.2	n/a	n/a	n/a	25.0	n/a	100.0	**	51.8
Year-to-date 2015	196	4	0	1	85	67	18	53	424
Year-to-date 2014	140	0	0	0	39	146	14	20	359
% Change	40.0	n/a	n/a	n/a	117.9	-54.1	28.6	165.0	18.1
UNDER CONSTRUCTION									
August 2015	239	4	0	0	99	196	17	63	618
August 2014	150	0	0	0	61	338	13	25	587
% Change	59.3	n/a	n/a	n/a	62.3	-42.0	30.8	152.0	5.3
COMPLETIONS									
August 2015	16	0	0	0	8	0	1	6	31
August 2014	21	0	0	0	0	0	2	1	24
% Change	-23.8	n/a	n/a	n/a	n/a	n/a	-50.0	**	29.2
Year-to-date 2015	133	0	0	1	58	150	18	26	386
Year-to-date 2014	126	0	0	0	45	0	14	248	433
% Change	5.6	n/a	n/a	n/a	28.9	n/a	28.6	-89.5	-10.9
COMPLETED & NOT ABSORBED									
August 2015	31	0	0	0	50	86	n/a	n/a	167
August 2014	48	0	0	0	61	0	n/a	n/a	109
% Change	-35.4	n/a	n/a	n/a	-18.0	n/a	n/a	n/a	53.2
ABSORBED									
August 2015	22	0	0	0	3	0	n/a	n/a	25
August 2014	23	0	0	0	4	0	n/a	n/a	27
% Change	-4.3	n/a	n/a	n/a	-25.0	n/a	n/a	n/a	-7.4
Year-to-date 2015	150	0	0	1	48	80	n/a	n/a	279
Year-to-date 2014	145	1	0	0	70	10	n/a	n/a	226
% Change	3.4	-100.0	n/a	n/a	-31.4	**	n/a	n/a	23.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
August 2015	43	0	0	0	25	0	2	13	83
August 2014	16	0	0	0	20	0	0	4	40
Mission DM									
August 2015	2	0	0	0	0	0	0	0	2
August 2014	15	0	0	0	0	0	1	0	16
First Nations									
August 2015	0	0	0	0	0	0	0	0	0
August 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
August 2015	45	0	0	0	25	0	2	13	85
August 2014	31	0	0	0	20	0	1	4	56
UNDER CONSTRUCTION									
Abbotsford City									
August 2015	165	0	0	0	99	196	9	63	532
August 2014	84	0	0	0	61	296	3	25	469
Mission DM									
August 2015	74	4	0	0	0	0	8	0	86
August 2014	66	0	0	0	0	42	10	0	118
First Nations									
August 2015	0	0	0	0	0	0	0	0	0
August 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
August 2015	239	4	0	0	99	196	17	63	618
August 2014	150	0	0	0	61	338	13	25	587
COMPLETIONS									
Abbotsford City									
August 2015	12	0	0	0	8	0	0	6	26
August 2014	7	0	0	0	0	0	0	1	8
Mission DM									
August 2015	4	0	0	0	0	0	1	0	5
August 2014	14	0	0	0	0	0	2	0	16
First Nations									
August 2015	0	0	0	0	0	0	0	0	0
August 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
August 2015	16	0	0	0	8	0	1	6	31
August 2014	21	0	0	0	0	0	2	1	24

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
August 2015	21	0	0	0	50	86	n/a	n/a	157
August 2014	28	0	0	0	61	0	n/a	n/a	89
Mission DM									
August 2015	10	0	0	0	0	0	n/a	n/a	10
August 2014	20	0	0	0	0	0	n/a	n/a	20
First Nations									
August 2015	0	0	0	0	0	0	n/a	n/a	0
August 2014	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
August 2015	31	0	0	0	50	86	n/a	n/a	167
August 2014	48	0	0	0	61	0	n/a	n/a	109
ABSORBED									
Abbotsford City									
August 2015	11	0	0	0	3	0	n/a	n/a	14
August 2014	11	0	0	0	4	0	n/a	n/a	15
Mission DM									
August 2015	11	0	0	0	0	0	n/a	n/a	11
August 2014	12	0	0	0	0	0	n/a	n/a	12
First Nations									
August 2015	0	0	0	0	0	0	n/a	n/a	0
August 2014	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
August 2015	22	0	0	0	3	0	n/a	n/a	25
August 2014	23	0	0	0	4	0	n/a	n/a	27

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	226	0	0	0	67	146	25	35	499
% Change	21.5	n/a	n/a	n/a	-26.4	-24.0	66.7	-86.8	-33.4
2013	186	0	0	0	91	192	15	265	749
% Change	-2.6	-100.0	-100.0	n/a	3.4	**	114.3	n/a	101.9
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
August 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	% Change
Abbotsford City	45	16	0	2	25	18	13	4	83	40	107.5
Mission DM	2	16	0	0	0	0	0	0	2	16	-87.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	47	32	0	2	25	18	13	4	85	56	51.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Abbotsford City	153	76	0	2	85	37	120	165	358	281	27.4
Mission DM	62	78	4	0	0	0	0	0	66	78	-15.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	215	154	4	2	85	37	120	166	424	359	18.1

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014
Abbotsford City	25	18	0	0	0	0	13	4
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	25	18	0	0	0	0	13	4

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	85	37	0	0	67	146	53	20
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	85	37	0	0	67	146	53	20

Table 2.4: Starts by Submarket and by Intended Market
August 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014
Abbotsford City	43	16	25	20	15	4	83	40
Mission DM	2	15	0	0	0	1	2	16
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	45	31	25	20	15	5	85	56

Table 2.5: Starts by Submarket and by Intended Market
January - August 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	141	74	153	185	64	22	358	281
Mission DM	59	66	0	0	7	12	66	78
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	200	140	153	185	71	34	424	359

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
August 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	% Change
Abbotsford City	12	7	0	0	8	0	6	1	26	8	**
Mission DM	5	16	0	0	0	0	0	0	5	16	-68.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	17	23	0	0	8	0	6	1	31	24	29.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Abbotsford City	86	80	2	0	56	45	176	248	320	373	-14.2
Mission DM	66	60	0	0	0	0	0	0	66	60	10.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	152	140	2	0	56	45	176	248	386	433	-10.9

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014
Abbotsford City	8	0	0	0	0	0	6	1
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	8	0	0	0	0	0	6	1

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	56	45	0	0	150	0	26	248
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	56	45	0	0	150	0	26	248

Table 3.4: Completions by Submarket and by Intended Market
August 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014
Abbotsford City	12	7	8	0	6	1	26	8
Mission DM	4	14	0	0	1	2	5	16
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	16	21	8	0	7	3	31	24

Table 3.5: Completions by Submarket and by Intended Market
January - August 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	75	72	209	45	36	256	320	373
Mission DM	58	54	0	0	8	6	66	60
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	133	126	209	45	44	262	386	433

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
August 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
August 2015	4	36.4	3	27.3	1	9.1	0	0.0	3	27.3	11	471,000	583,527
August 2014	2	18.2	2	18.2	6	54.5	0	0.0	1	9.1	11	560,900	558,500
Year-to-date 2015	12	15.2	23	29.1	20	25.3	9	11.4	15	19.0	79	569,900	597,272
Year-to-date 2014	3	3.5	15	17.6	44	51.8	7	8.2	16	18.8	85	599,900	635,423
Mission DM													
August 2015	3	27.3	7	63.6	1	9.1	0	0.0	0	0.0	11	459,900	474,118
August 2014	6	50.0	3	25.0	2	16.7	1	8.3	0	0.0	12	453,000	498,775
Year-to-date 2015	25	34.7	40	55.6	7	9.7	0	0.0	0	0.0	72	460,000	471,856
Year-to-date 2014	28	46.7	23	38.3	8	13.3	1	1.7	0	0.0	60	456,500	471,346
First Nations													
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
August 2015	7	31.8	10	45.5	2	9.1	0	0.0	3	13.6	22	459,950	528,823
August 2014	8	34.8	5	21.7	8	34.8	1	4.3	1	4.3	23	530,000	527,339
Year-to-date 2015	37	24.5	63	41.7	27	17.9	9	6.0	15	9.9	151	498,000	537,471
Year-to-date 2014	31	21.4	38	26.2	52	35.9	8	5.5	16	11.0	145	560,000	567,529

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2015

Submarket	Aug 2015	Aug 2014	% Change	YTD 2015	YTD 2014	% Change
Abbotsford City	583,527	558,500	4.5	597,272	635,423	-6.0
Mission DM	474,118	498,775	-4.9	471,856	471,346	0.1
First Nations	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	528,823	527,339	0.3	537,471	567,529	-5.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley August 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	729	26.6	1,155	2,376	2,254	51.2	491,415	13.0	512,356
	February	1,04[illegible]	20.4	1,173	2,351	2,270	51.7	524,435	11.4	516,434
	March	1,195	15.0	1,085	2,524	2,204	49.2	505,698	4.7	506,428
	April	1,396	9.4	1,196	2,877	2,260	52.9	504,550	1.8	495,504
	May	1,546	19.7	1,260	2,903	2,306	54.6	536,186	7.3	520,742
	June	1,598	27.0	1,251	2,677	2,352	53.2	516,798	3.4	503,481
	July	1,526	10.4	1,237	2,377	2,082	59.4	503,722	0.6	501,158
	August	1,231	1.8	1,261	2,156	2,303	54.8	528,939	9.7	526,015
	September	1,344	24.7	1,358	2,529	2,334	58.2	520,477	5.8	520,275
	October	1,376	16.3	1,363	2,124	2,297	59.3	528,118	8.2	530,662
	November	1,053	14.5	1,343	1,507	2,325	57.8	518,977	-0.2	535,115
	December	979	20.1	1,333	995	2,409	55.3	523,874	7.8	535,021
2015	January	802	10.0	1,359	2,327	2,327	58.4	524,068	6.6	544,488
	February	1,262	20.9	1,461	2,348	2,296	63.6	551,811	5.2	544,494
	March	1,738	45.4	1,553	2,793	2,296	67.6	558,457	10.4	553,991
	April	1,928	38.1	1,575	2,921	2,344	67.2	555,793	10.2	548,813
	May	1,884	21.9	1,625	2,715	2,228	72.9	574,557	7.2	555,467
	June	2,283	42.9	1,659	2,997	2,396	69.2	572,888	10.9	560,048
	July	2,089	36.9	1,693	2,548	2,322	72.9	571,739	13.5	569,367
	August	1,639	33.1	1,654	2,213	2,384	69.4	580,224	9.7	575,751
	September									
	October									
	November									
	December									
	Q2 2014	4,540	18.7		8,457			519,634	4.3	
	Q2 2015	6,095	34.3		8,633			567,996	9.3	
	YTD 2014	10,265	15.4		20,241			515,246	5.6	
	YTD 2015	13,625	32.7		20,862			564,739	9.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
August 2015

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	95.0	117.1	89	8.2	67.7	804
	February	595	3.14	5.24	95.0	118.0	88	8.4	67.5	809
	March	581	3.14	4.99	94.9	118.6	88	7.6	67.0	809
	April	570	3.14	4.79	94.6	119.0	90	7.4	67.6	800
	May	570	3.14	4.79	94.4	119.7	89	7.4	67.4	793
	June	570	3.14	4.79	94.3	119.8	88	7.7	66.5	805
	July	570	3.14	4.79	94.2	119.6	86	8.0	65.2	818
	August	570	3.14	4.79	94.4	119.6	85	8.0	64.3	828
	September	570	3.14	4.79	94.4	119.5	85	7.6	63.9	814
	October	570	3.14	4.79	94.7	119.0	86	6.7	64.2	805
	November	570	3.14	4.79	94.5	118.8	86	6.5	63.9	815
	December	570	3.14	4.79	94.5	118.1	86	6.4	64.1	836
2015	January	570	3.14	4.79	94.4	118.0	86	6.2	64.0	846
	February	567	2.89	4.74	94.4	118.9	88	5.9	65.0	850
	March	567	2.89	4.74	94.4	119.8	90	5.9	66.4	854
	April	561	2.89	4.64	94.9	119.6	92	6.0	67.4	867
	May	561	2.89	4.64	94.9	120.6	93	5.7	68.1	866
	June	561	2.89	4.64	95.1	120.7	94	5.4	68.4	870
	July	561	2.89	4.64	95.4	120.8	93	5.4	67.9	870
	August	561	2.89	4.64		121.0	92	5.7	67.0	875
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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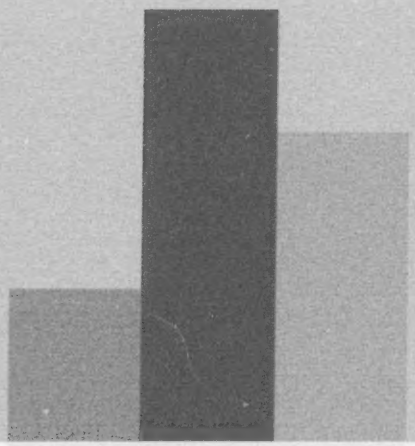

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